

FULLY LEASED INDUSTRIAL PORTFOLIO

17050 Alico Commerce Court | Fort Myers, FL 33967

Industrial/Flex Condo Portfolio Invesment



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



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CALL FOR PRICE
& RENT ROLL



\$119,284
NOI



\$148,778 (2027)
PRO-FORMA NOI



8,400 SF
TOTAL SF



2005 / 2024
BUILT / REN

- 5-unit, 8,400 SF, fully leased industrial/flex portfolio investment for sale in Fort Myers, FL.
- Staggered lease terms offer a stable income stream with upside potential.
- Each unit is flex space with grade-level roll-up doors, 16'+ clear heights and functional layouts suitable for local and regional businesses.
- This portfolio offers an excellent foothold in one of Southwest Florida's most dynamic and high-demand industrial submarkets.
- Easy access to I-75, US-41 and RSW International Airport.

PROPERTIES.LQCRE.COM/ALICO-COMMERCE



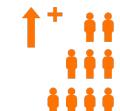
5-MILE POPULATION
91,337



5-MILE AVG AGE
48.3



5-MILE HH INCOME
\$128,366



5-MILE EMPLOYEES
45,285

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1614 Colonial Blvd #101
Fort Myers, FL 33907
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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

Carson Baird, CCIM
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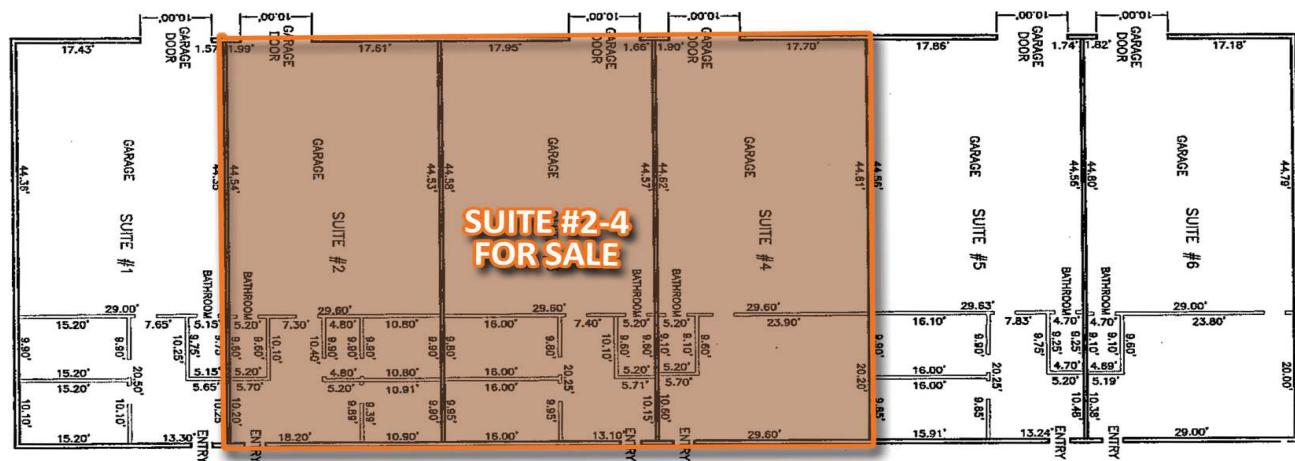
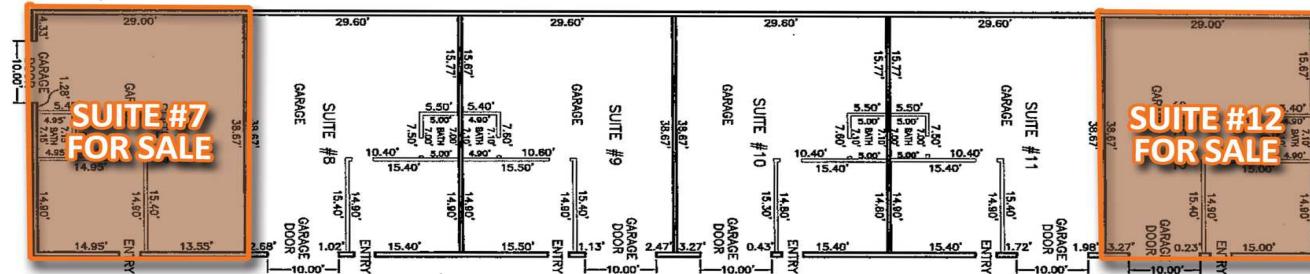
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**SOUTHWEST FLORIDA
INTERNATIONAL AIRPORT**
10 M ± PASSENGERS ANNUALLY



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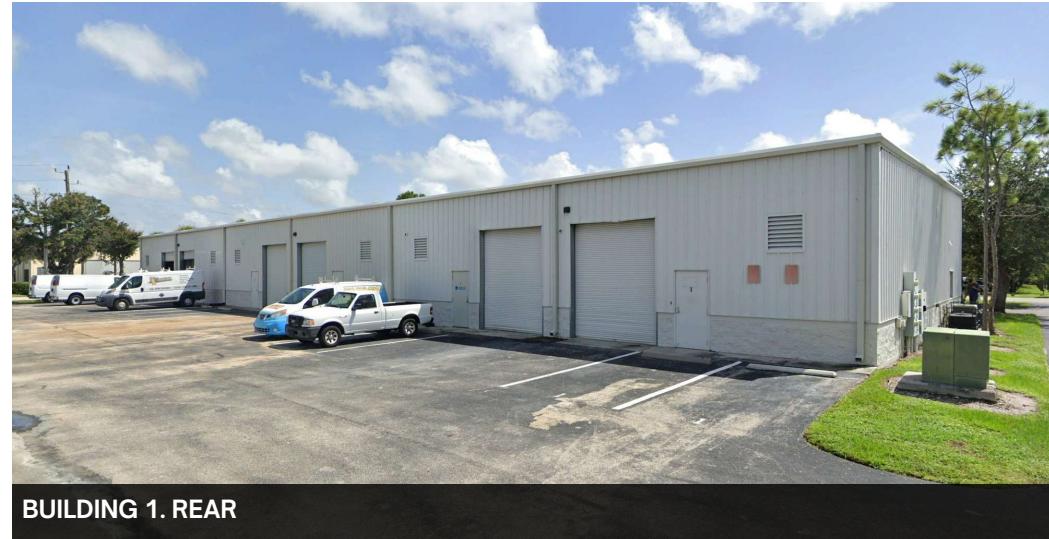
BUILDING 2



BUILDING 1, NORTH



BUILDING 1, SOUTH



BUILDING 1, REAR

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