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GLOBAL DISTRIBUTION

TWO MEN
AND A TRUCK

CAM COURT

SANIBEL SHUTTERS
& MORE

INTERNATIONAL BRONZE
PLAQUE COMPANY

ALICO COMMERCE COURT

ALICO ROAD - AADT 49,500±

LSI
COMPANIES

OFFERING MEMORANDUM

ALICO COMMERCE COURT PORTFOLIO

INDUSTRIAL FLEX CONDO INVESTMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 17000-17030 Alico Commerce Court
Fort Myers, FL 33967

County: Lee

Property Type: Improved Industrial

Building Size: 31,759± Sq. Ft. available in total

- 17000 (Building 1): 6,024± Sq. Ft.
- 17010 (Building 2): 4,250± Sq. Ft.
- 17030 (Building 3): 8,000± Sq. Ft.
- 17011 (Building 5): 13,500± Sq. Ft.

Zoning: IPD: Alico Commerce Center
(Industrial Planned Development)

Year Built: 2006-2008
(Steel Frame and Precast Construction)

No. Condo Units: 21

Tax Information: \$49,983.65 (2024 Combined)

LIST PRICE:
\$9,527,700
\$300 PSF

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SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies, Inc is pleased to present this investment opportunity Alico Commerce Court industrial flex condo portfolio located with the Alico Enterprise Center.

The site is situated along the highly sought after Alico Corridor in Unincorporated Lee County. The development is comprised of 5 buildings and 48 condo units totaling 78,750± Sq. Ft. The units feature a combination of warehouse and office spaces, offering versatility for various business needs including professional office, retail and warehouse/light manufacturing. This rare offering is an opportunity for investors and businesses seeking a strategically positioned asset in a rapidly growing commercial hub.

This offering consists of 21 condo units within Buildings 1,2,3 & 5. Below market rents indicate a value-add opportunity for investors seeking to maximize returns through strategic repositioning over a 12-24 month time period.

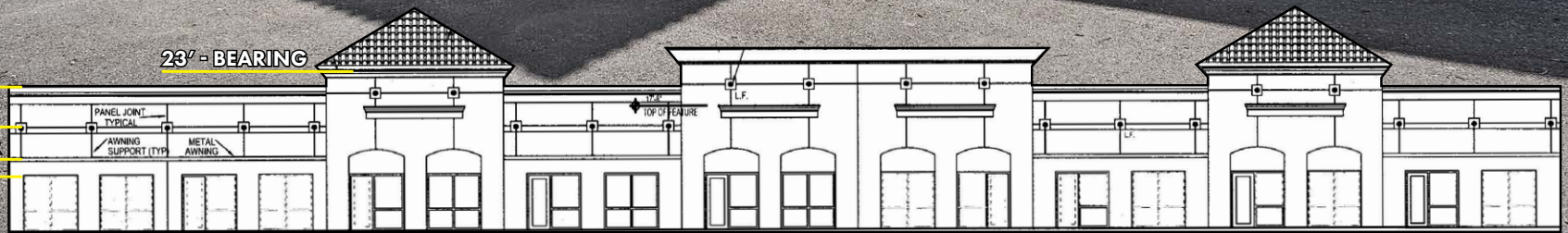
- High traffic counts and proximity to the Southwest Florida International Airport, Florida Gulf Coast University, and other key regional employers and developments
- Flexible space options that can accommodate a range of commercial uses, from light industrial to office/showroom
- Immediate occupancy potential for businesses seeking a presence in Fort Myers, along with a strong investment opportunity for future growth
- Value add opportunity, poised to deliver strong returns through targeted lease restructuring



PROPERTY FEATURES

- Alico Enterprise Center:
 - 5 buildings
 - 48 total condo units
 - 78,750± total Sq. Ft.
- Building heights: 20'
- Clear span: 14' 9"
- Overhead doors: 14' H x 12' W
- Exterior surveillance and lighting
- Fully sprinklered
- 3-phase power
- Typical unit make up
 - 80% warehouse
 - 20% office
- Finished Floor Elevation (F.F.E): 17.5'
- Individually metered units
- No damage incurred from recent hurricanes
- Recent improvements:
 - Updated landscaping
 - LED lighting
 - Exterior power wash
- 90% of Florida can be accessed within a 3.5 hour drive

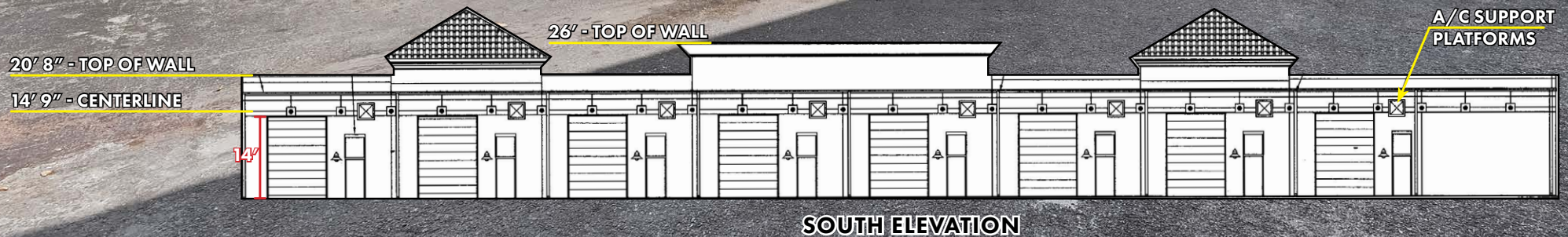
20' 8" - TOP OF WALL
 14' 9" - CENTERLINE
 10' 6" - WALKWAY COVER
 8' - TOP OF WINDOWS



NORTH ELEVATION

BUILDING DETAILS

- Building heights: 20'
- Clear Span: 14' 9" Ft.
- Overhead doors: 14' H x 12' W
- Finished Floor Elevation (F.F.E): 17.5'



TENANT INFORMATION

This offering consists of 21 condo units across buildings 1,2,3 & 5. Leases are currently structured as gross, providing an opportunity to convert to NNN as leases expire.

BUILDING 1: 17000 ALICO COMMERCE COURT					
UNIT	TENANT	UNIT SIZE (SQ. FT.)	OCCUPIED SQ. FT.	LEASE TYPE	END DATE
1106	Vacant	2,000	0		
1107/1108	Eternity Cabinets	4,024	4,024	Gross	2/28/2027
BUILDING 2: 17010 ALICO COMMERCE COURT					
2201	The Safehouse Stud	1,265	1,265	Gross	3/31/2030
2205	Vacant	1,250	0		
2207	Tilly Carpentry	1,735	1,735	Gross	2/28/2027
BUILDING 3: 17030 ALICO COMMERCE COURT					
3308	Tilly Carpentry	1,735	1,735	Gross	2/28/2027
3309	Blue Lines	1,250	1,250	Gross	8/30/2025
3310	Chad the Handy Man	1,250	1,250	Gross	MTM
3311	Artistic Woodworking	1,250	1,250	Gross	Vacant May 1
3312	Kole Plastering LLC	1,250	1,250	Gross	6/30/2027
3314	Posetek Appliance	1,265	1,265	Gross	10/31/2025
BUILDING 5: 17011 ALICO COMMERCE COURT					
5501	Caughenbaugh Ent D	1,482	1,482	Gross	3/31/2026
5502	Superior Cabinet	1,500	1,500	Gross	Renewal IP
5503	CES - Jeff Key	1,500	1,500	Gross	5/31/2026
5505	Pluboss Inc.	1,500	1,500	Gross	
5506	Naples Auto Collec	1,500	1,500	Gross	2/1/2026
5507-5510	Vacant	6,018	0		
GRAND TOTALS		31,759	22,991		



ASSOCIATION CAM/OPERATING EXPENSE BUDGET

ALICO ENTERPRISE 2025 ASSOCIATION BUDGET

2025	BUDGET	PER SQ. FT.
UTILITIES		
Electric	\$5,000	\$0.06
Water/Irrigation	\$20,000	\$0.25
Trash Removal	\$61,000	\$0.77
MAINTENANCE		
Building & Dumpster Maintenance	\$10,000	\$0.13
Electric R&M	\$1,000	\$0.01
Roof R&M	\$2,500	\$0.03
Street Sweeping (Quarterly)	\$1,000	\$0.01
Grounds Contract	\$9,600	\$0.12
Pest & Rodent Control (Interior/Exterior)	\$3,000	\$0.04
Fire Systems Repairs	\$2,500	\$0.03
Fire Safety	\$5,000	\$0.06
ADMINISTRATIVE		
Management	\$34,200	\$0.43
Legal/Accounting	\$250	\$0
Ins Property	\$85,600	\$1.09
Liability Insurance/ D&O	\$7,500	\$0.10
Flood Insurance	\$10,000	\$0.13
Property Taxes		
Bank Charges	\$150	\$0
Office Exp./ Dues & Subs	\$1,500	\$0.02
Corp. Filing	\$139	\$0
Reserves	\$15,263	\$0.19
Total Expense	\$259,938.75	\$3.49

PORTFOLIO CAM EXPENSE (31,759)

LINE ITEM	ANNUAL EXPENSE	PER SQ. FT.
Alico Enterprise Center POA	\$110,986	\$3.49
Additional CAM (RE Taxes, Etc.)	\$56,384	\$1.78
Total Portfolio In-Place CAM Expense	\$167,370	\$5.27



FINANCIALS

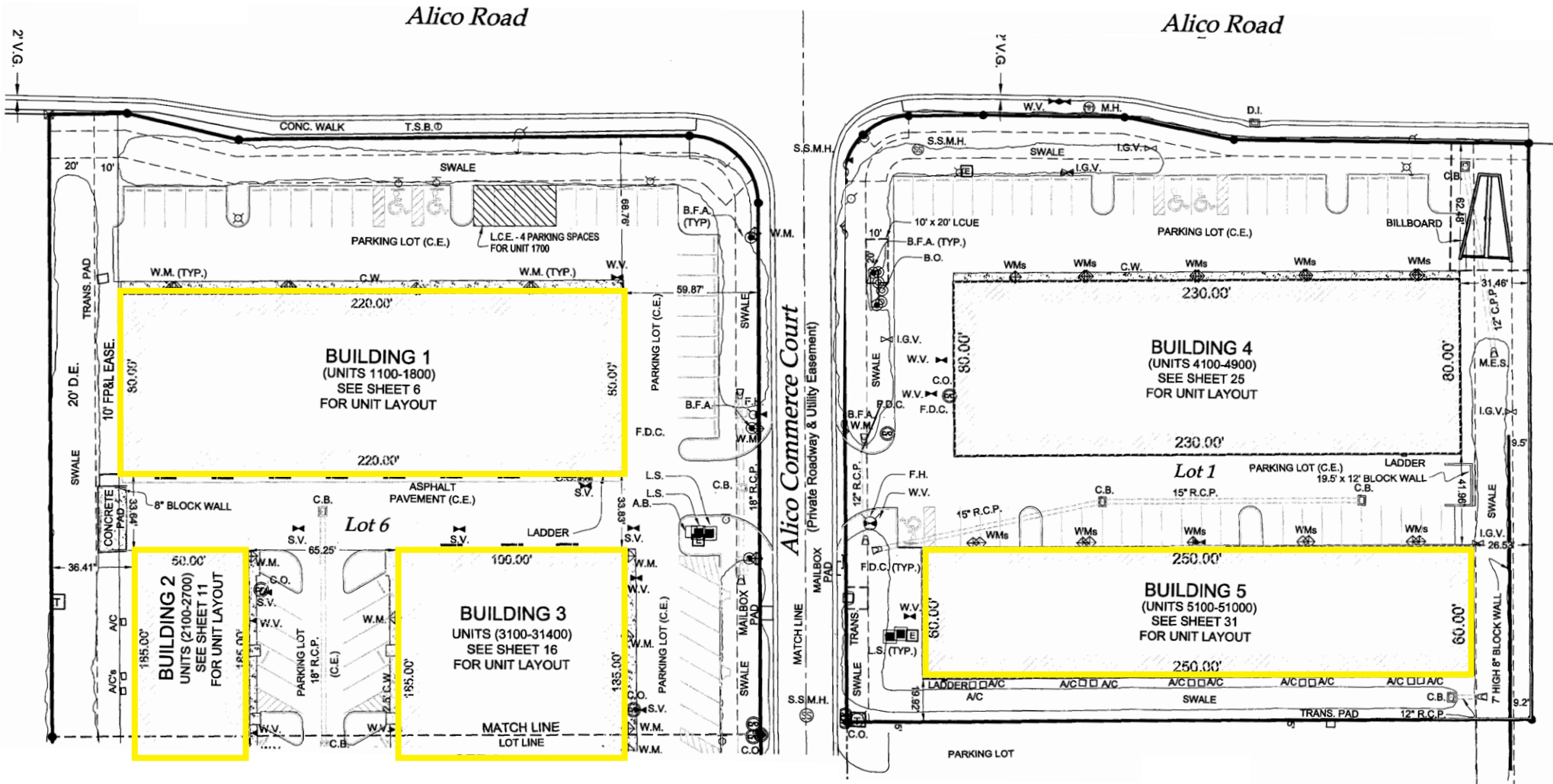
UNIT NUMBER	UNIT SIZE (SQ. FT.)	OCCUPIED SQ. FT.	GROSS ANNUAL RENT	GROSS RENT PSF	ANNUAL CAM	CAM PSF	ANNUAL BASE RENT	ANNUAL BASE PSF	END DATE
1106	2,000	2,000	\$20,840	\$10.42	\$10,540	\$5.27	\$10,300.00	\$5.15	MTM
1107/1108	4,024	4,024	\$77,365.42	\$19.23	\$21,206.48	\$5.27	\$56,158.94	\$13.96	2/28/2027
2201	1,250	1,250	\$30,537.50	\$24.43	\$6,587.50	\$5.27	\$23,950	\$19.16	3/31/2030
2205	1,250	0	\$0	\$0	\$6,587.50	\$5.27			
2207	1,735	1,735	\$33,572	\$19.35	\$9,143.45	\$5.27	\$24,428.80	\$14.08	2/28/2027
3308	1,735	1,735	\$33,572	\$19.35	\$9,143.45	\$5.27	\$24,428.80	\$14.08	2/28/2027
3309	1,250	1,250	\$27,900	\$22.32	\$6,587.50	\$5.27	\$21,312.50	\$17.05	8/30/2025
3310	1,250	1,250	\$16,800	\$13.44	\$6,587.50	\$5.27	\$10,212.50	\$8.17	MTM
3311	1,250	1,250	\$28,375	\$22.70	\$6,587.50	\$5.27	\$21,787.50	\$17.43	Vacant May 1
3312	1,250	1,250	\$30,000	\$24.00	\$6,587.50	\$5.27	\$23,412.50	\$18.73	6/30/2027
3314	1,265	1,265	\$27,905.90	\$22.06	\$6,666.55	\$5.27	\$21,239.35	\$16.79	10/31/2025
5501	1,482	1,482	\$21,192.60	\$14.30	\$7,810.14	\$5.27	\$13,382.46	\$9.03	3/31/2026
5502	1,500	1,500	\$18,870	\$12.58	\$7,905	\$5.27	\$10,965	\$7.31	Renewal IP
5503	1,500	1,500	\$19,695	\$13.13	\$7,905	\$5.27	\$11,790	\$7.86	5/31/2026
5505	1,500	0	\$0	\$0	\$7,905	\$5.27			
5506	1,500	1,500	\$25,725	\$17.15	\$7,905	\$5.27	\$17,820	\$11.88	2/1/2026
5507-5510	6,018	0	\$0	\$0	\$31,714.86	\$5.27			
Totals	31,759	22,991	\$412,351	\$17.94	\$167,369	\$5.27	\$291,188.35	\$12.67	

PROJECTED PROFORMA (JUNE 1, 2026) WITH 23,015± SQ. FT. CONVERTED TO \$18 PSF NNN

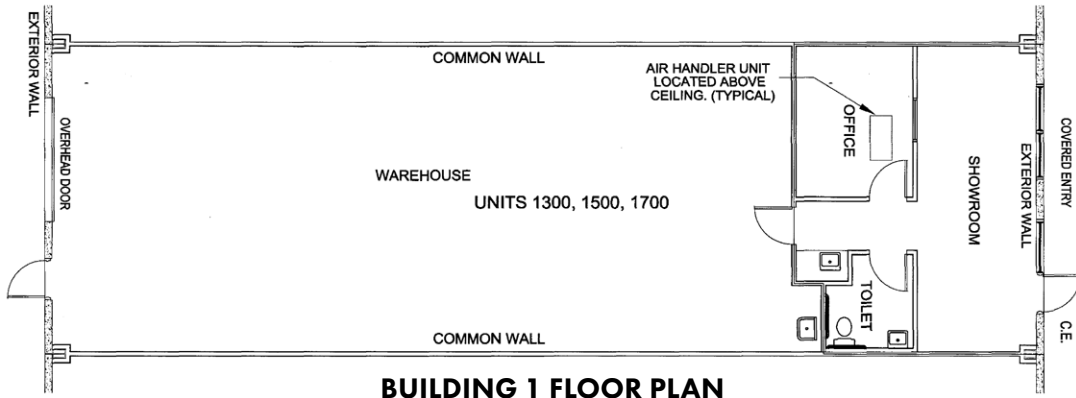
Gross Rental Income	\$730,000
Operating Expenses	\$200,000
Net Income	\$530,000
	Cap 5.6%



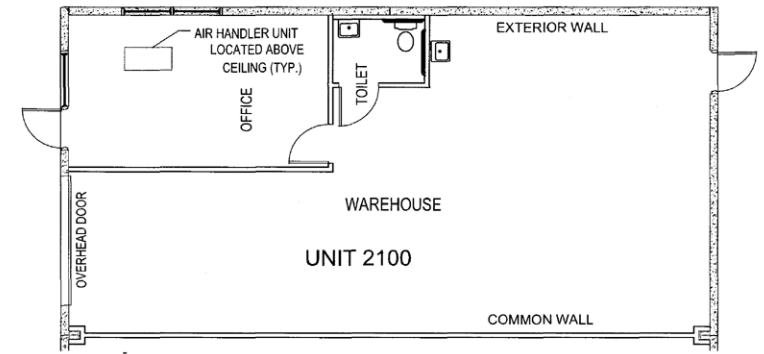
SITE PLANS



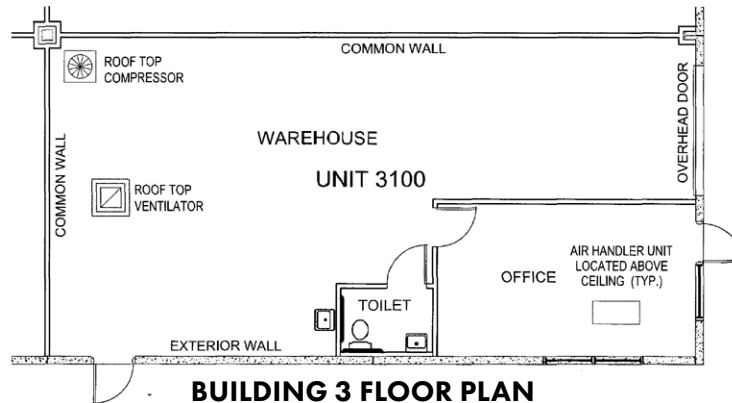
FLOOR PLANS



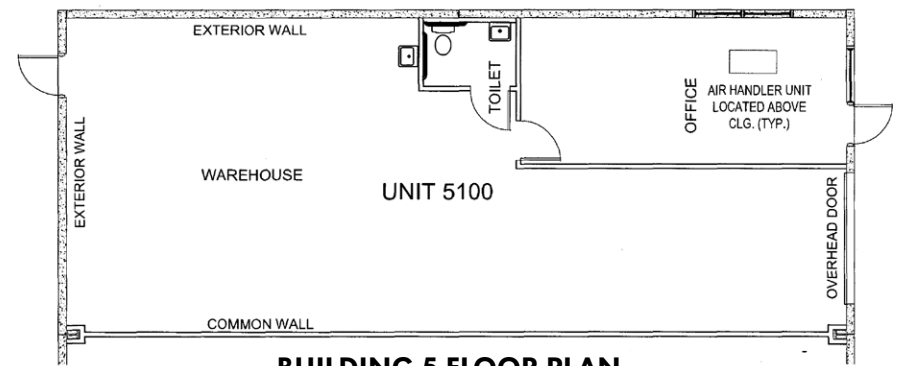
BUILDING 1 FLOOR PLAN



BUILDING 2 FLOOR PLAN



BUILDING 3 FLOOR PLAN

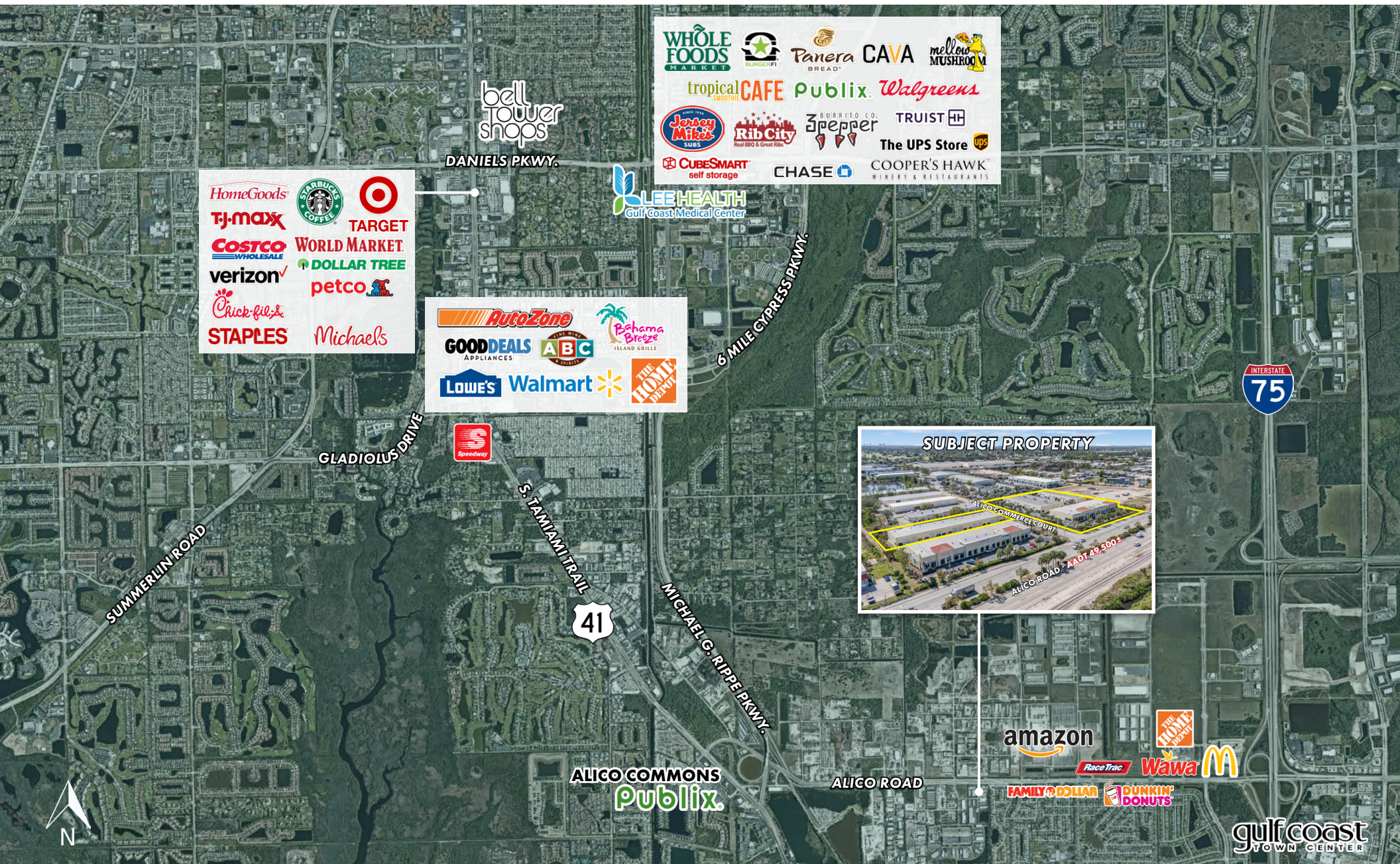


BUILDING 5 FLOOR PLAN

ALICO ROAD DEVELOPMENT MAP

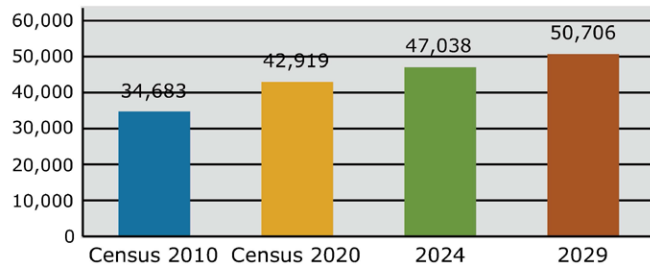


RETAIL MAP

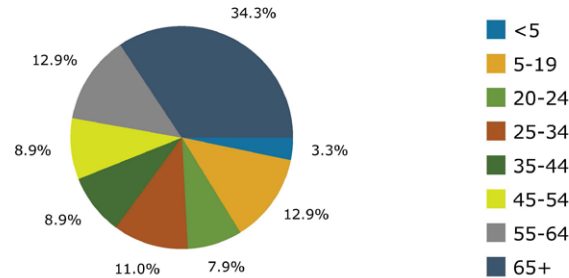


AREA DEMOGRAPHICS

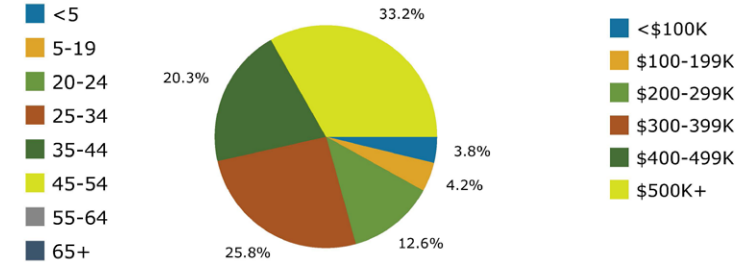
Households



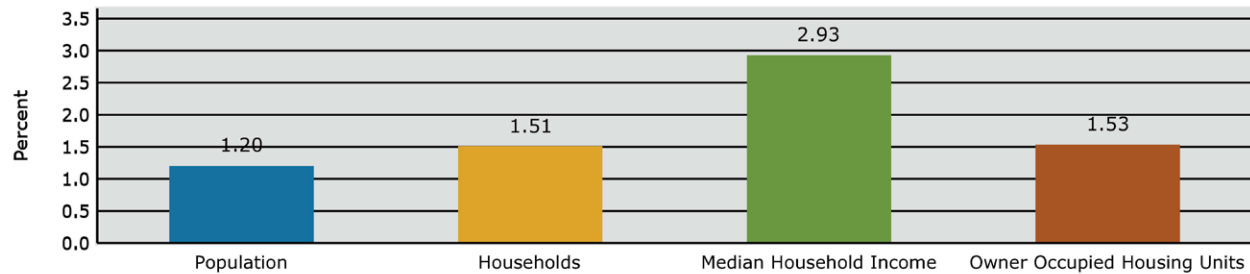
2024 Population by Age



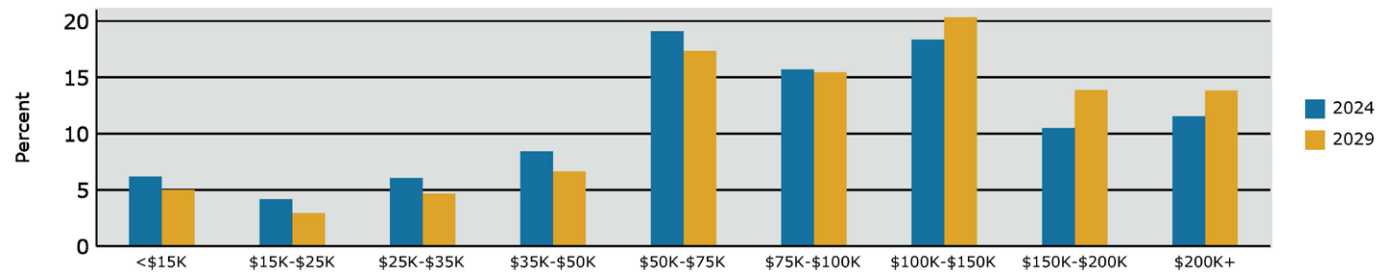
2024 Home Value



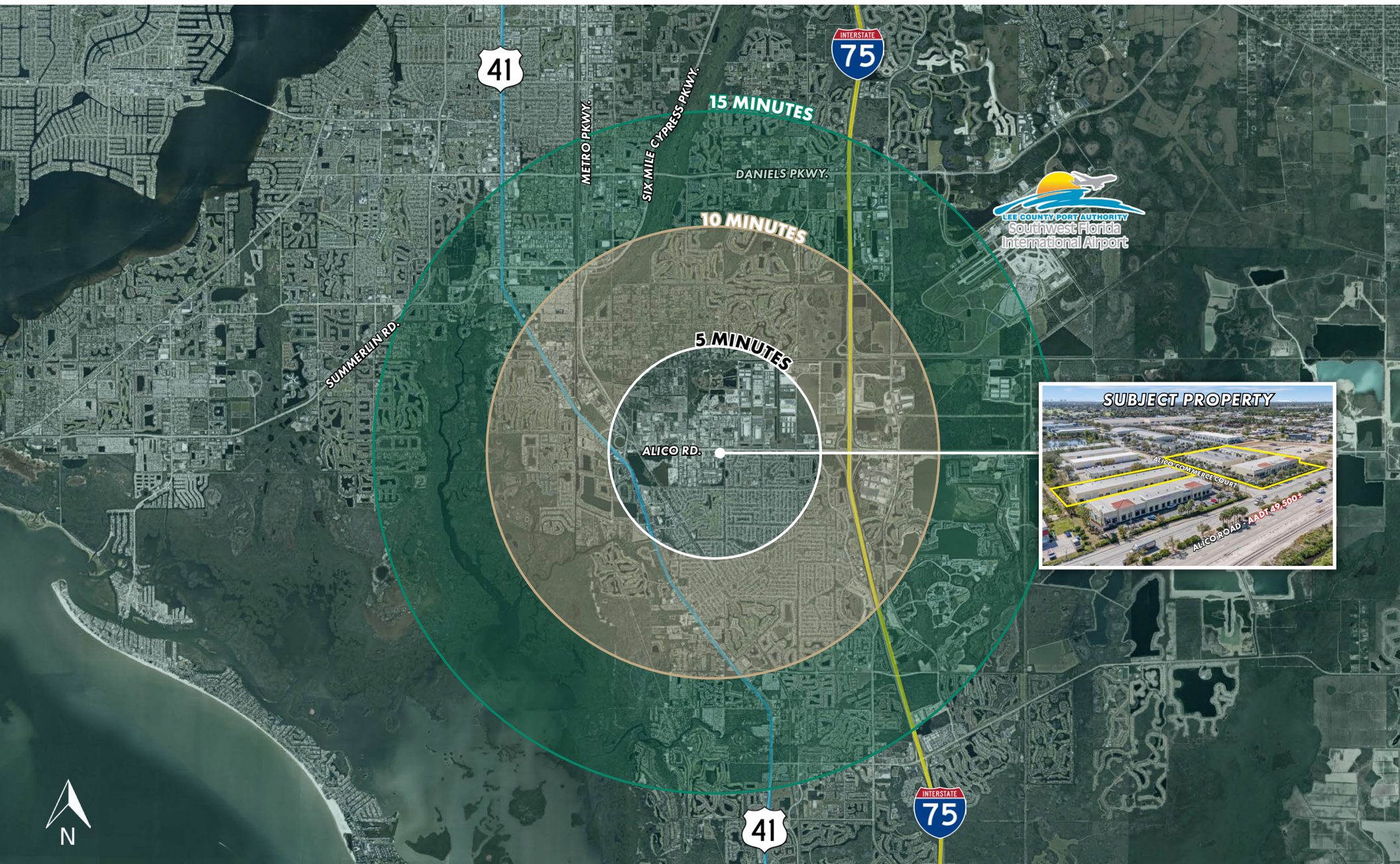
2024-2029 Annual Growth Rate



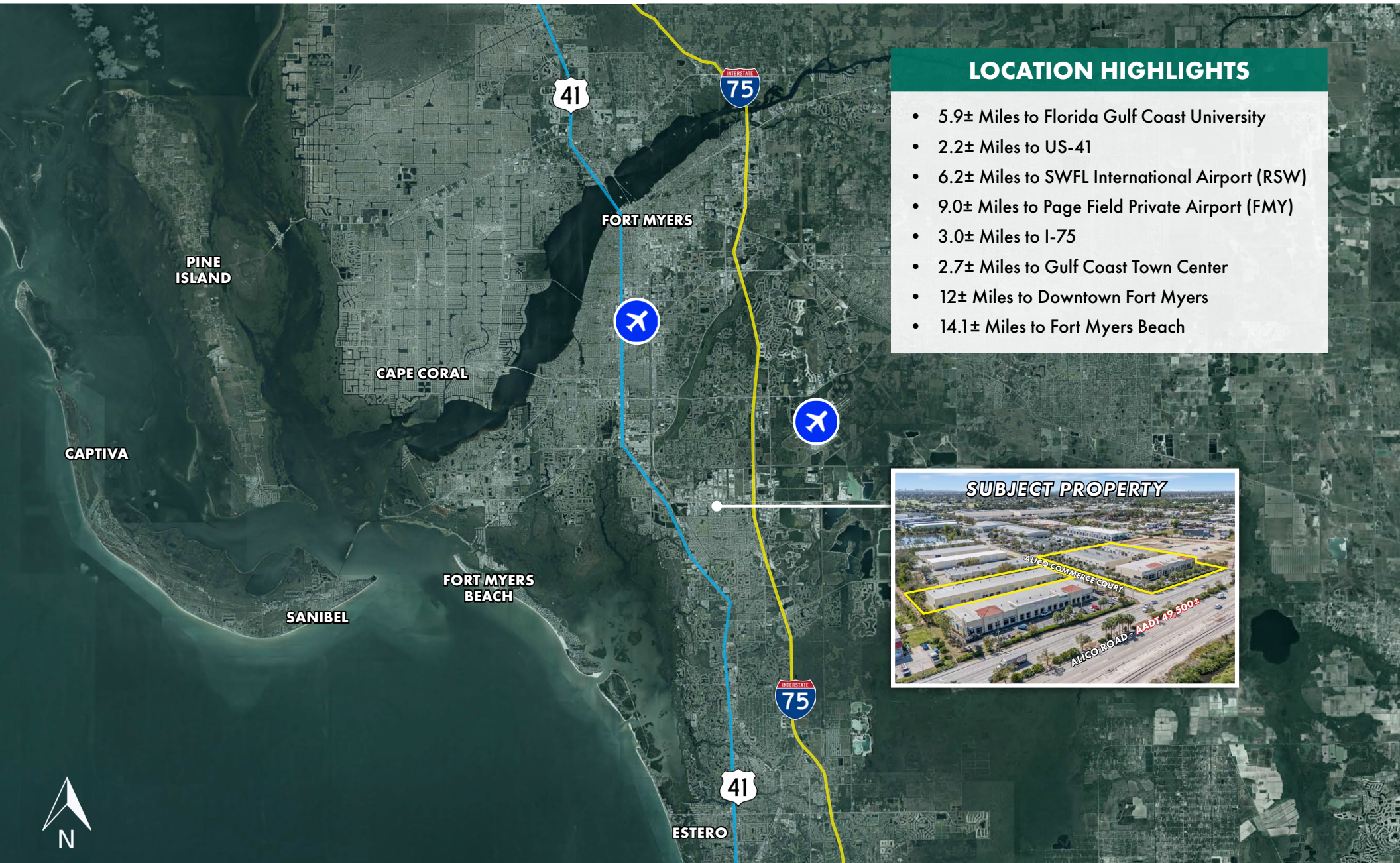
Household Income



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 5.9± Miles to Florida Gulf Coast University
- 2.2± Miles to US-41
- 6.2± Miles to SWFL International Airport (RSW)
- 9.0± Miles to Page Field Private Airport (FMY)
- 3.0± Miles to I-75
- 2.7± Miles to Gulf Coast Town Center
- 12± Miles to Downtown Fort Myers
- 14.1± Miles to Fort Myers Beach

SUBJECT PROPERTY





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