



FOR LEASE

Flex Industrial Space Alico Road Corridor **Premier Airport Park**

16170 Premier Park Drive, Fort Myers, Florida

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Specifications

Square Feet	± 93,287 (Building 7A)
Building Type	Single-Story, Industrial
Clear Height	24'-0" Minimum clear height
Building Dimensions	143'-0" d. x 643'-6" w
Bay Size	Interior: 53'-7 1/2" w. x 41'-6" d. column spacing (7A - typical) Speed Bay: 53'-7 1/2" w. x 60'-0" d. column spacing (7A - typical)
Dock Positions	Thirty-Six (36) total steel vertical insulated overhead doors with z-guard track protection and dock bumpers Twenty-Eight (28) @ 9'-0" w. x 10'-0" h. Four (4) @ 10'-0" w. x 12'-0" h. (motor operated) Four (4) @ 16'-0" w. x 14'-0" h. (motor operated) with drive-in ramps
Canopies	All dock high overhead doors have a canopy to mitigate the exposure during rainy season
Car Parking	One-hundred forty-five (145) spaces, including six (6) accessible spaces, equating to 1.55 spaces per 1,000 GSF. Regular-duty asphalt
Truck Court	Full-width truck court with 60'-0" concrete apron (6" thick) and 50'-0" drive aisle (heavy duty asphalt)
Floor Slab	6" thick with 6" x 6" welded wire fabric, 4000 psi concrete with densifier and joints filled with sealant
Construction	Concrete tilt walls, steel columns, steel roof joists, prefinished steel roof deck, impact-rated entry doors, storefront system & windows
Roof System	60-mil TPO roofing system (20-year warranty). R-value = 19
Fire Protection	ESFR fire suppression system with fire pump. Multi-purpose (ABC), surface-mounted fire extinguishers to meet code
Electrical Service	1,600 amp, 480 volt, 3 phase service
Utilities	Water & Sewer: Lee County Utilities Electric: Florida Power & Light Telecom: Fiber provided by Comcast

Demographics

	60 min	120 min	180 min
Population	1,339,134	1,897,329	3,815,879
Median HH Income	\$ 68,487	\$ 68,784	\$ 69,113
Average HH Income	\$104,516	\$104,367	\$102,167

Key Highlights

- Turnkey Units 15,458 to 23,370 SF
- Office/ 2-restrooms in place
- 4-8 Dock High Doors
- 0-2 Drive-in Doors

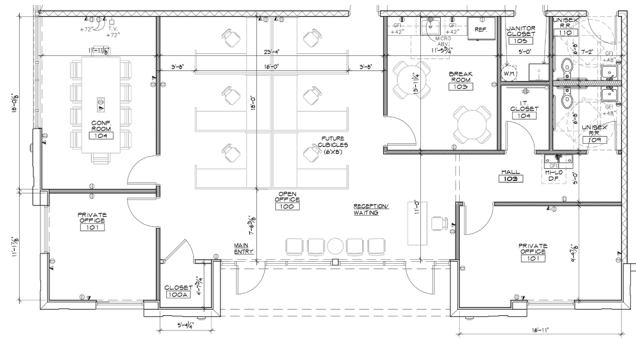


Quick access
to
Interstate 75

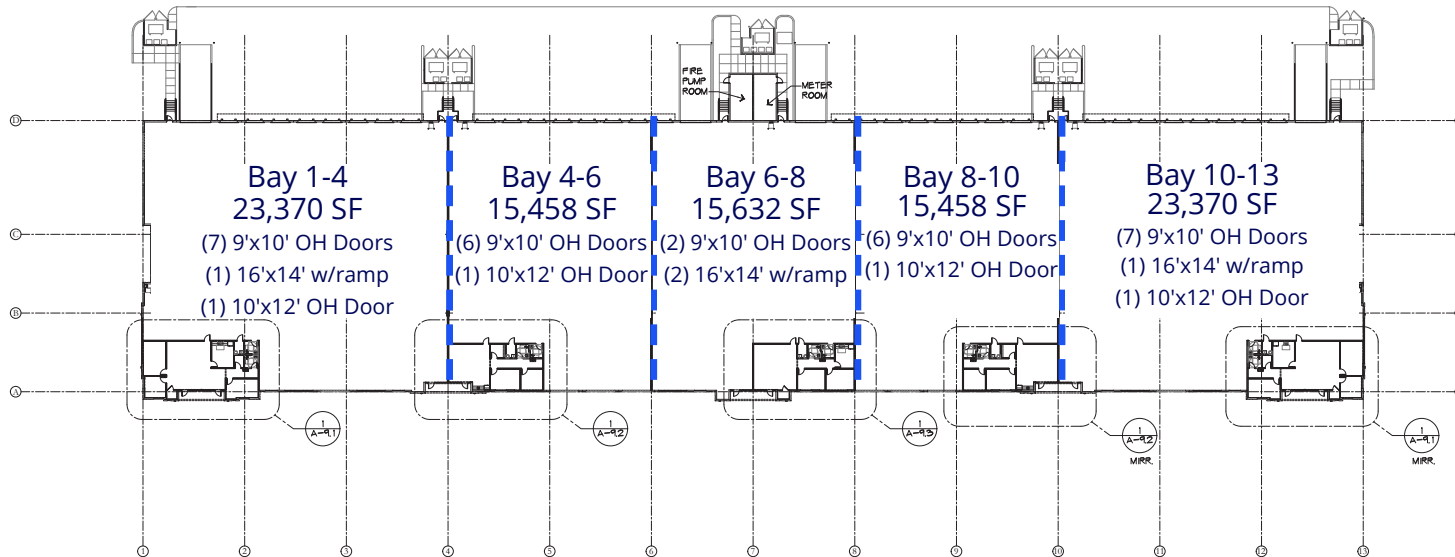


Perfectly
situated for
last mile
distribution to
all Florida
markets

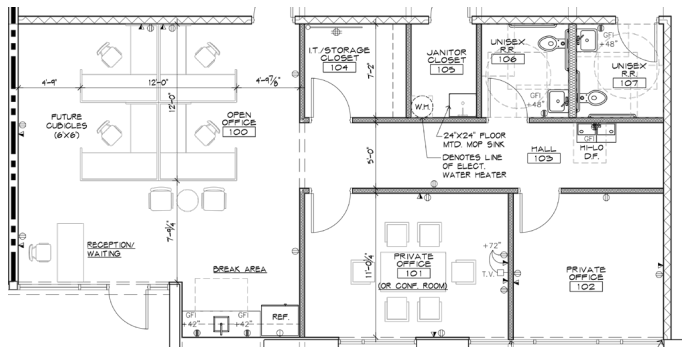
Leasing Plan Building 7A



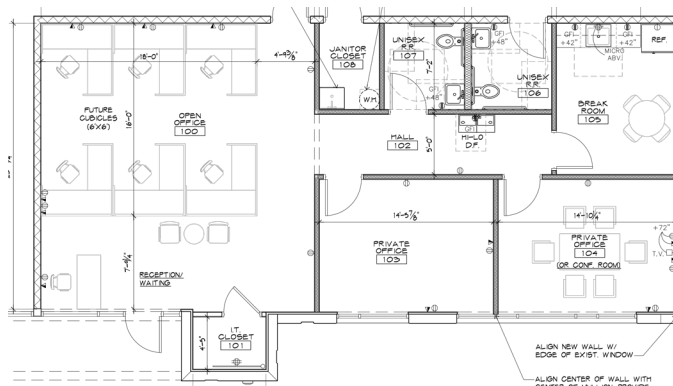
Bay 1-4 & 10-13
Office 1,802 SF



Bay 4-6 & 8-10
Office 1,219 SF

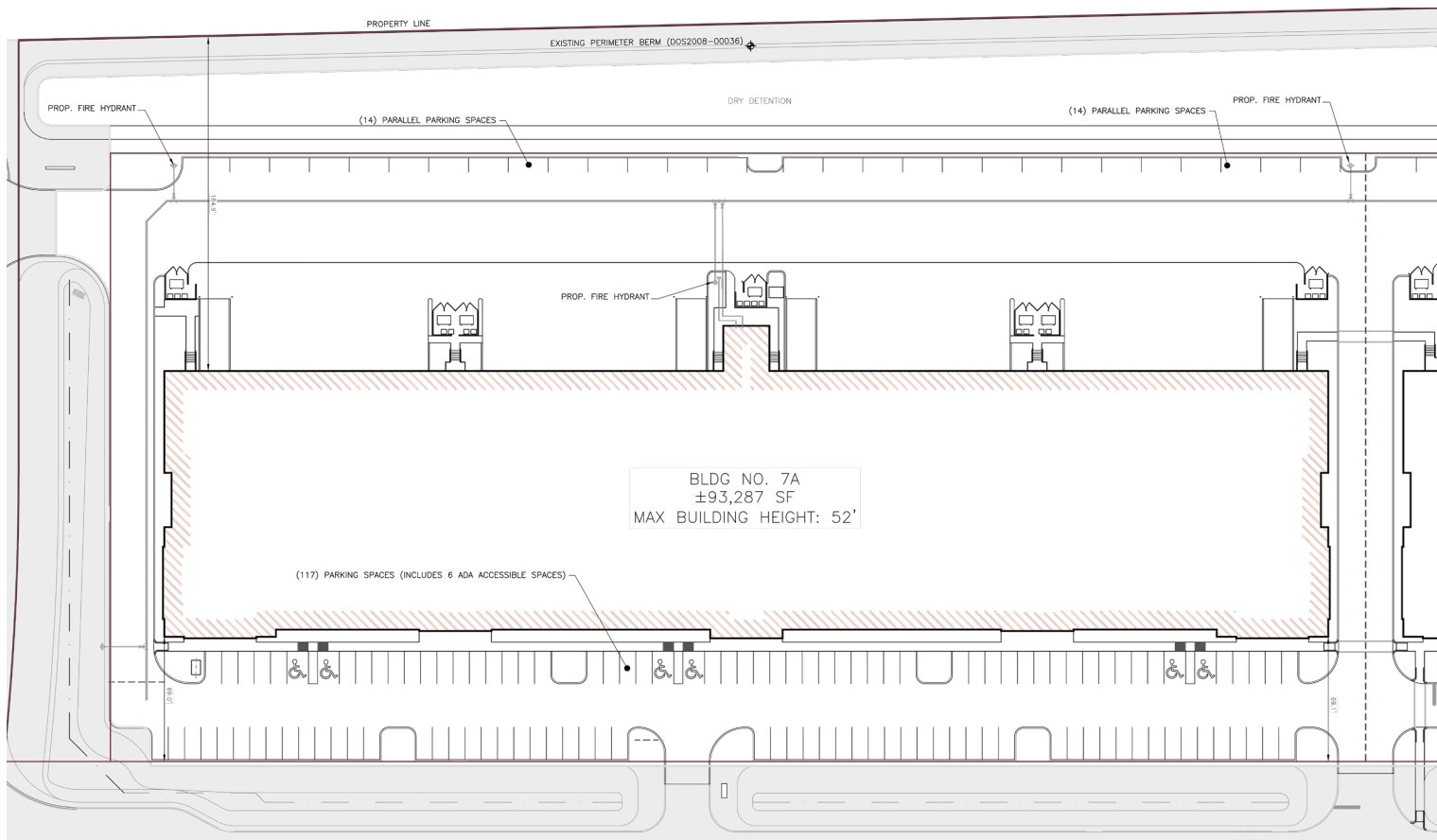


Bay 6-8
Office 1,385 SF



93,287
square feet
Available

Site Plan Building 7A

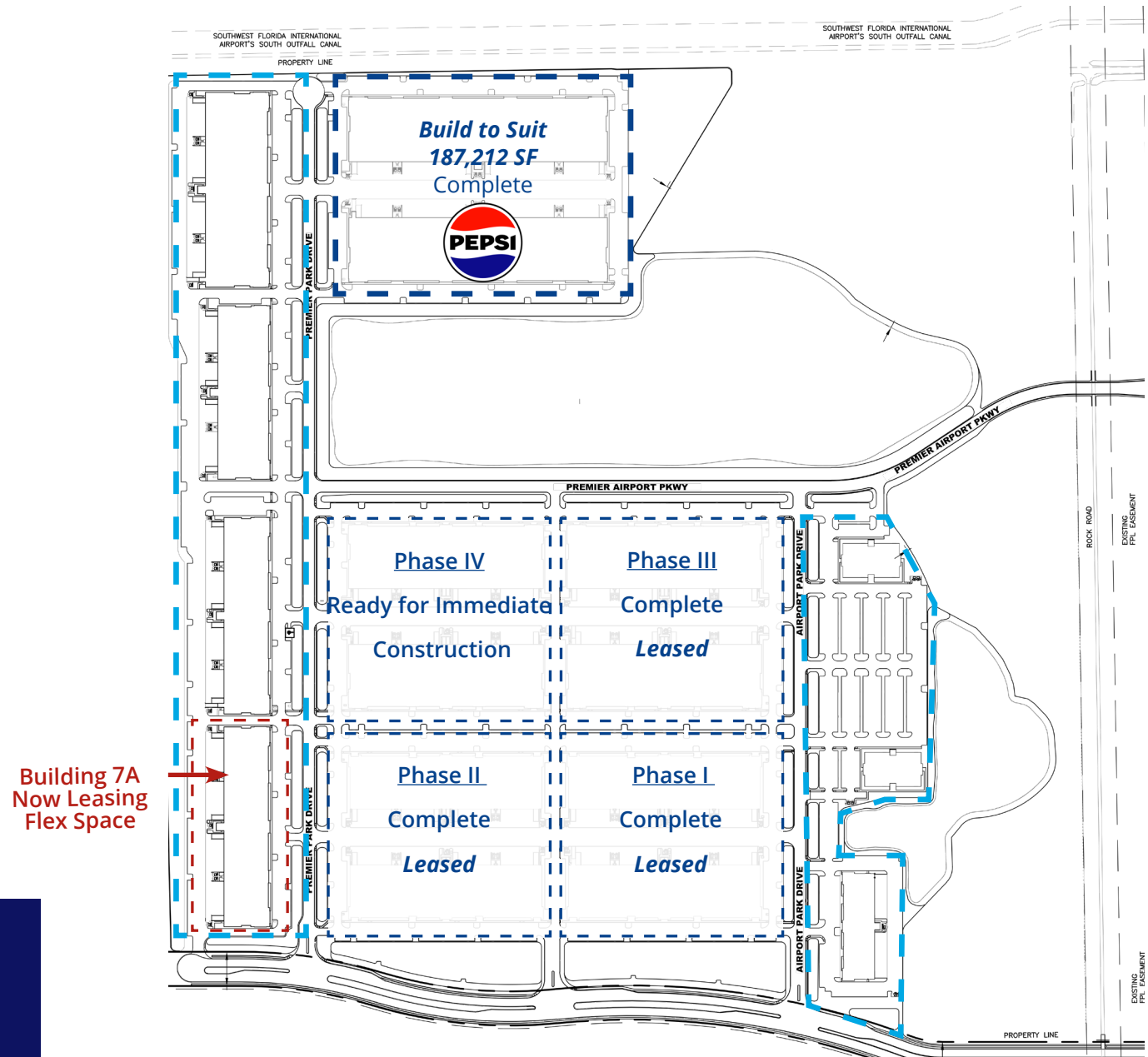


93,287
square feet
Available

Current Tenants



Overall Site Plan



Location

Building 7A

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225 Acre Distribution
Manufacturing Park with
entitlements for 1,875,000 SF
of high-cube warehousing,
industrial, manufacturing and
office park use, pad ready.

Located at exit 128 of
Interstate 75, Alico Road
approximately 7 minutes
from the interchange to your
door.

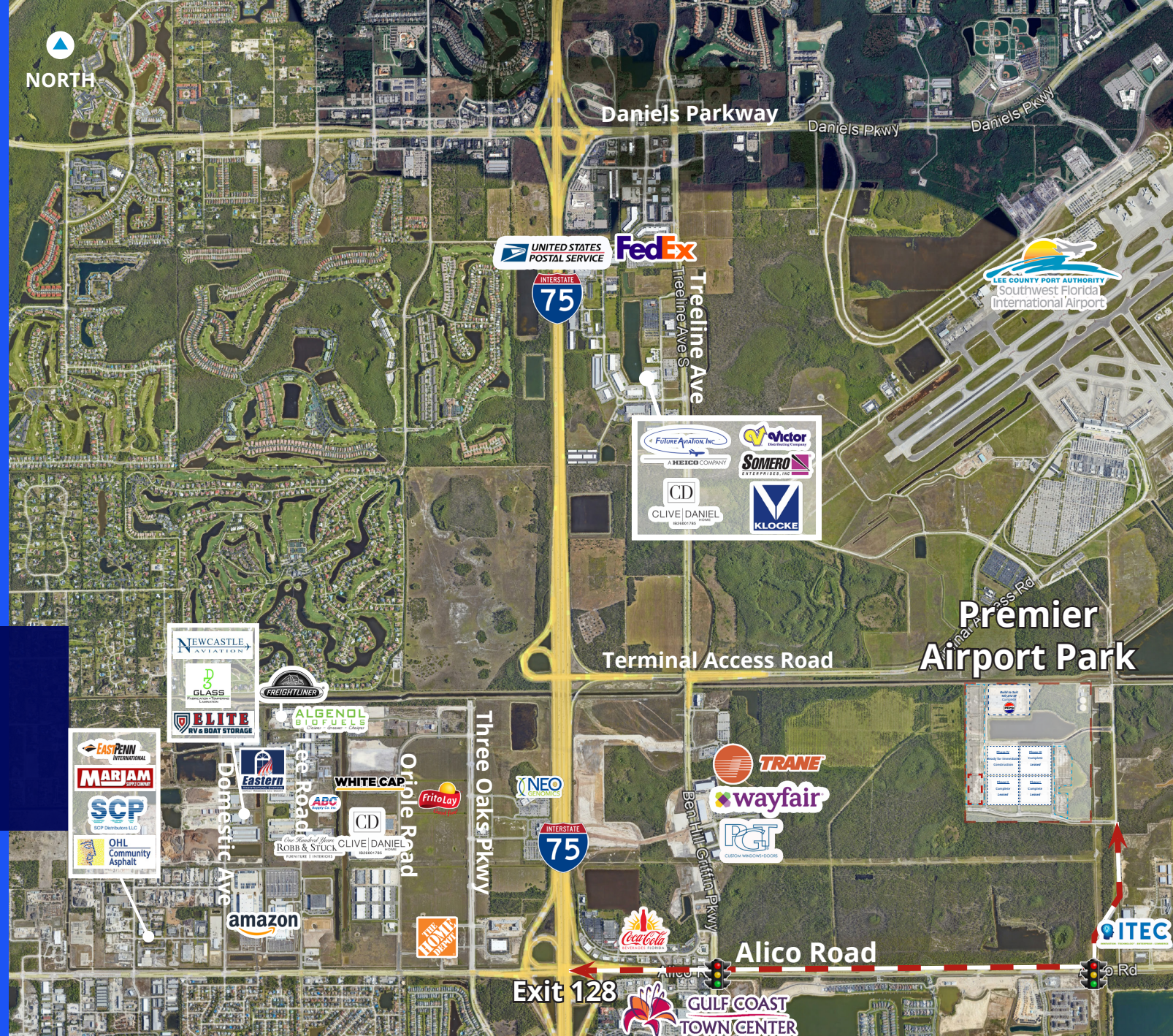
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