



Build-to-Suit

Premier Airport Park

16151 Premier Park Drive | Fort Myers, FL

16161 Premier Park Drive | Fort Myers, FL

Dan Miller
Executive Vice President
Dir: 239 841 4900
dan.miller@colliers.com

12800 University Drive
Suite 400
Fort Myers, FL 33907
colliers.com/southwestflorida

*252,000 SF approved for
Immediate Construction*

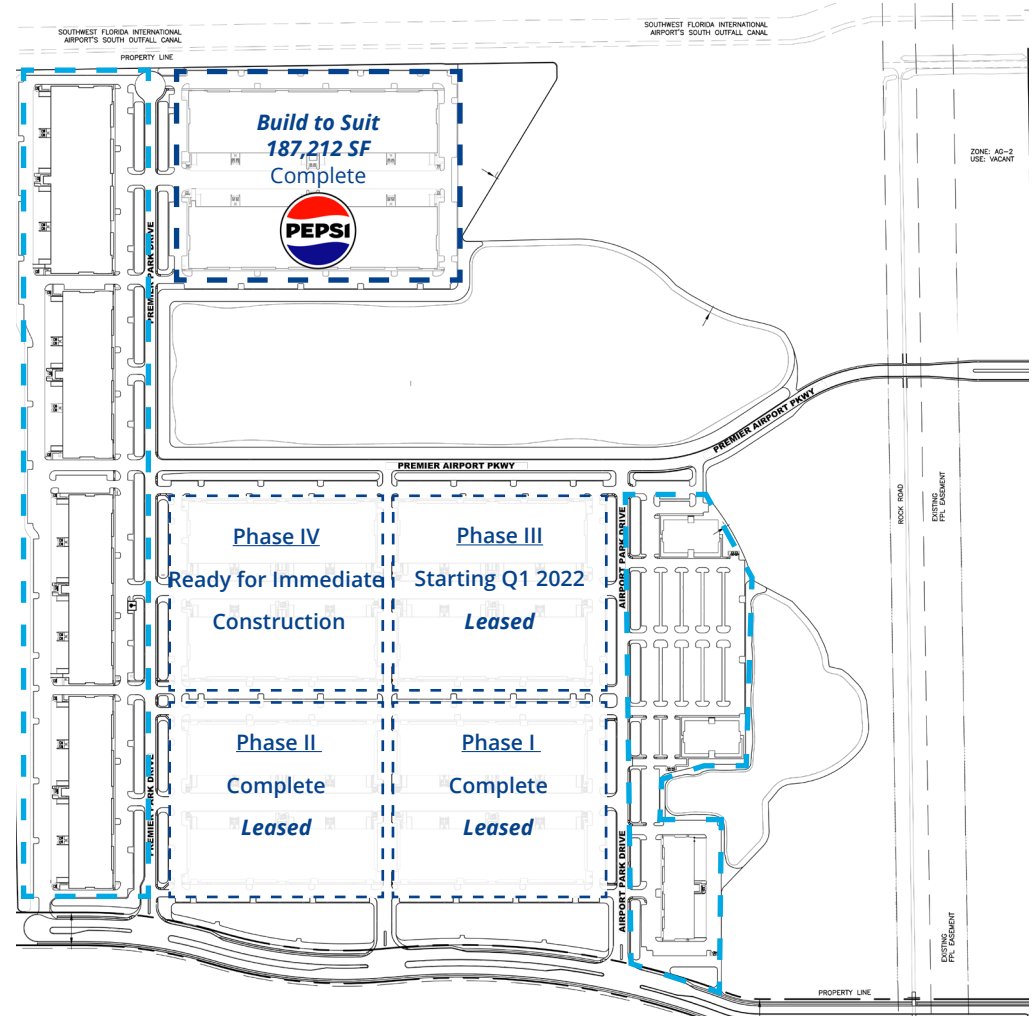
Premier Airport Park | For Lease | Build-to-Suit | Phase IV

- 225 Acre Distribution Manufacturing Park with entitlements for 1,875,000 SF of high-cube warehousing, industrial, manufacturing and office park use, pad ready
- 126,000+ SF buildings
- Building 1B/2B complete and leased, building 1A /2A complete and leased, Building 3B/4B complete and leased, **Phase IV ready for immediate construction**
- Located at exit 128 of Interstate 75, Alico Road approximately 7 minutes from the interchange to your door, all intersections are signalized with accelerate/decelerate and stacking lanes
- Above market specs throughout, highest parking ratio in the market, best access, best distribution location & landscaping
- Fiber provided by Comcast and Century, redundant fiber availability
- R-19 at the roof, insulated (sandwich panel) OH doors
- All dock high overhead doors have a canopy to mitigate exposure during the rainy season

Location Map



Site Plan



Phase IV ready for immediate construction of next two 126,584 SF buildings

Availabilities

Phase IV (3A/4A):

- Two 126,000+SF buildings
- Permits approved for immediate construction

Phase II (1A/2A):

- Two 106,569 SF buildings
- Complete and leased

Phase III (3B/4B):

- Two 126,000+ buildings
- Complete and leased

Phase I (1B/2B):

- Two 106,000+ SF buildings
- Complete and leased





Specifications

Square Feet	± 126,000 SF per building (Phase IV)
Building Type	Single-Story, Concrete Tilt Wall/Steel Column Shell
Clear Height	32'
Building Dimensions	200'-0" d. x 617'-0" w. (Phase IV)
Bay Size	± 53'-4" w. x 46'-8" d. Interior Column Spacing (Phase IV) ± 53'-4" w. x 60'-0" d. Speed Bay Column Spacing (Phase IV)
Dock Positions	Bldg 3A/4A (32) Dock Doors & (4) Ramps to 16'-0" w. x 14'-0" h. OH Doors, all doors are insulated, vertical lift with z-guard track protection and dock bumpers
Canopies	All dock high overhead doors have a canopy to mitigate the exposure during rainy season
Car Parking	Bldg 3A (188) Spaces, incl. Six (6) Handicap Spaces (1.48/1,000 GSF) Bldg 4A (1899) Spaces, incl. Six (6) Handicap Spaces (1.57/1,000 GSF)
Truck Court	180' x 617' Truck Court with 60'-0" Concrete Apron (6" thick) & 60'-0" Drive Aisle (heavy duty asphalt)
Floor Slab	6" thick, 4000 psi Concrete

Construction	Concrete Tilt Walls, Steel Columns, Steel Roof Joist, 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 a Fire Pump
Electrical Service	(2) 800amp, 480volt, 3 phase, 4 wire electrical services, capability to increase from 1,600 amps to 3,200 amps
Utilities	Water & Sewer: Lee County Utilities Electric: Florida Power & Light Telecom: Fiber provided by Comcast
OH Doors	<i>Insulated with sweeps in Phase IV (Bldg 3A & 4A)</i>

Phase IV permits available for ***immediate construction***

Location Benefits

With **excellent access** to the local workforce, Florida Gulf Coast University, restaurants and hotels, this is the ideal spot for your corporate presence and perfectly situated for last mile distribution to the Fort Myers, Naples, Punta Gorda, Port Charlotte, Lehigh, LaBelle, Sarasota & Bradenton markets.

Directions

3.6 miles east of Exit 128 (Alico Road) on Interstate 75

From I-75, take Exit 128 East through the signalized intersections of Ben Hill Griffin Pkwy to Airport Haul Rd (North or left)

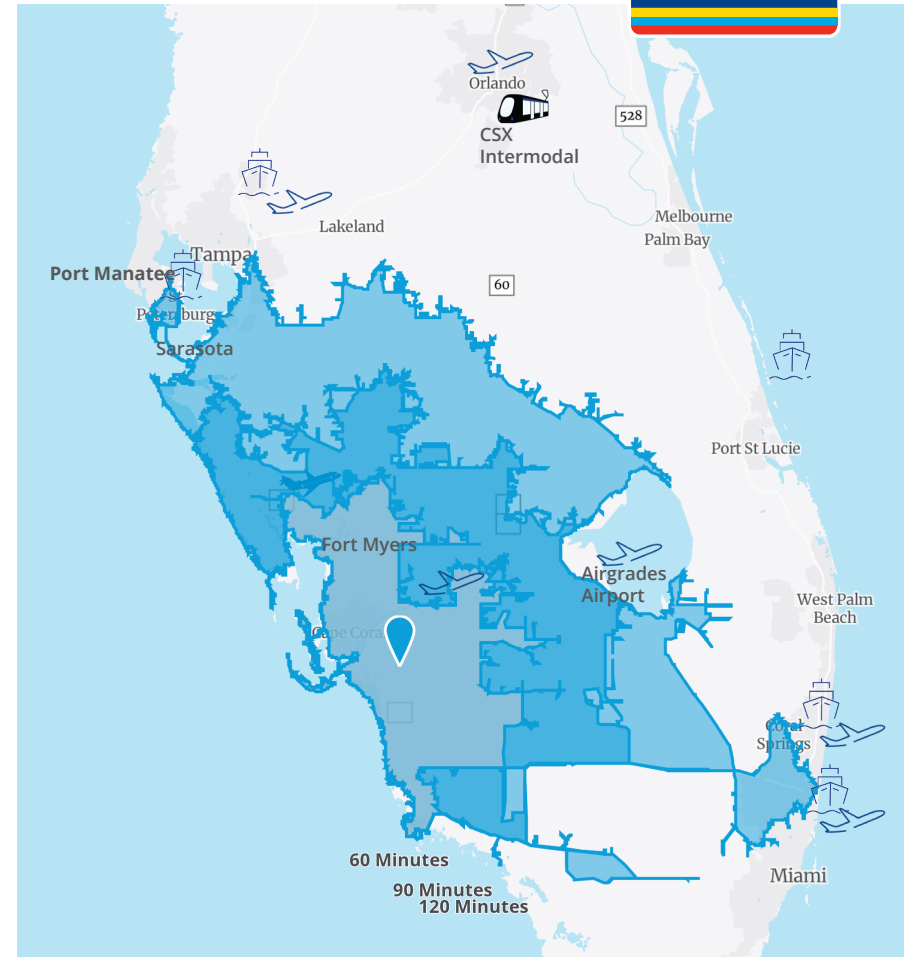
Alternate routes along Ben Hill Griffin, Three Oaks Pkwy or US 41 to additional Interchanges

Key Driving Distances

- 8 miles North to Colonial Boulevard (Fort Myers / Lehigh / Cape Coral)
- 36 miles north to Hwy 17 (Punta Gorda / Arcadia)
- 35 +/- miles from downtown Naples, FL (via I-75 / Co Rd 886 / US-41)
- 90 +/- miles from downtown Sarasota, FL (via I-75 / FL-780)
- 110 +/- miles from Port Manatee, Palmetto, FL (via I-75 / I-275 / US-41)
- 125 +/- miles from Fort Lauderdale International Airport and Port Everglades (via I-75 / I-595)
- 140 +/- miles from Port of Tampa (via I-75 / FL-618)
- 140 +/- miles from Port of Fort Pierce (via I-75 / FL-80 / FL-70)
- 145 +/- miles to Tampa International Airport via I-75 / I-275)
- 150 +/- miles to Miami International Airport and Port of Miami (via I-75 / SR-826 / SR-836)
- 175 +/- miles to Orlando International Airport via I-75 to I-4)
- 340 +/- miles to Jacksonville Airport and Port of Jacksonville (via I-75, I-10, and I-295)

Drive Time Demographics

Colliers



Total Population

60-Min: 1,399,134
90-Min: 1,897,329
120-Min: 3,815,879



Median HH Income

60-Min: \$68,487
90-Min: \$68,784
120-Min: \$69,113



Average HH Income

60-Min: \$104,516
90-Min: \$104,367
120-Min: \$102,167



For more information, please contact:

Dan Miller
Executive Vice President
+1 239 841 4900
dan.miller@colliers.com



12800 University Drive, Suite 400
Fort Myers, FL 33907
[colliers.com](https://www.colliers.com)

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.