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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

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: \$56,029.04 (2025 Combined)

LIST PRICE:
\$6,351,800
\$200 PSF

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SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



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OFFERING PROCESS

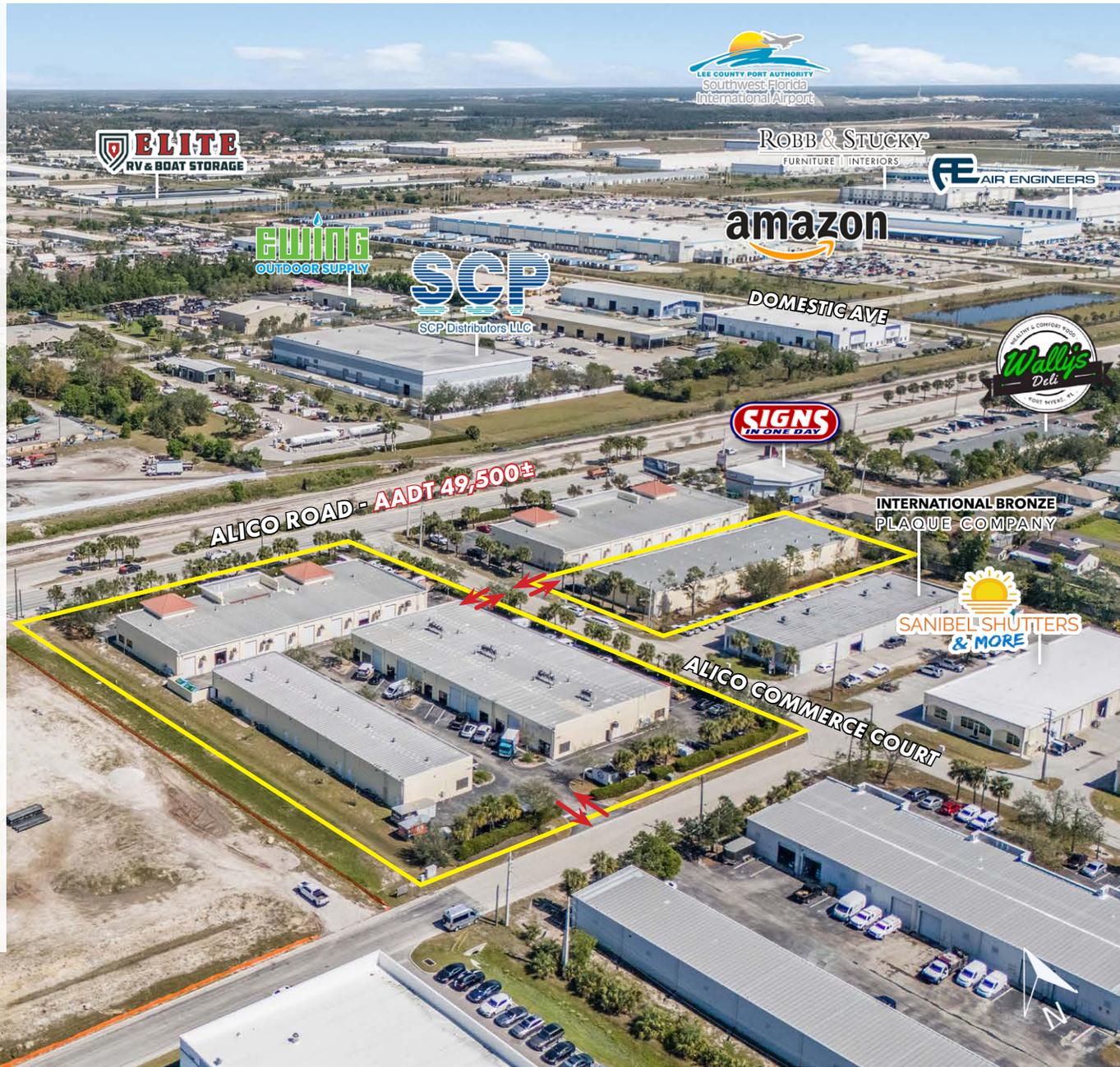
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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.

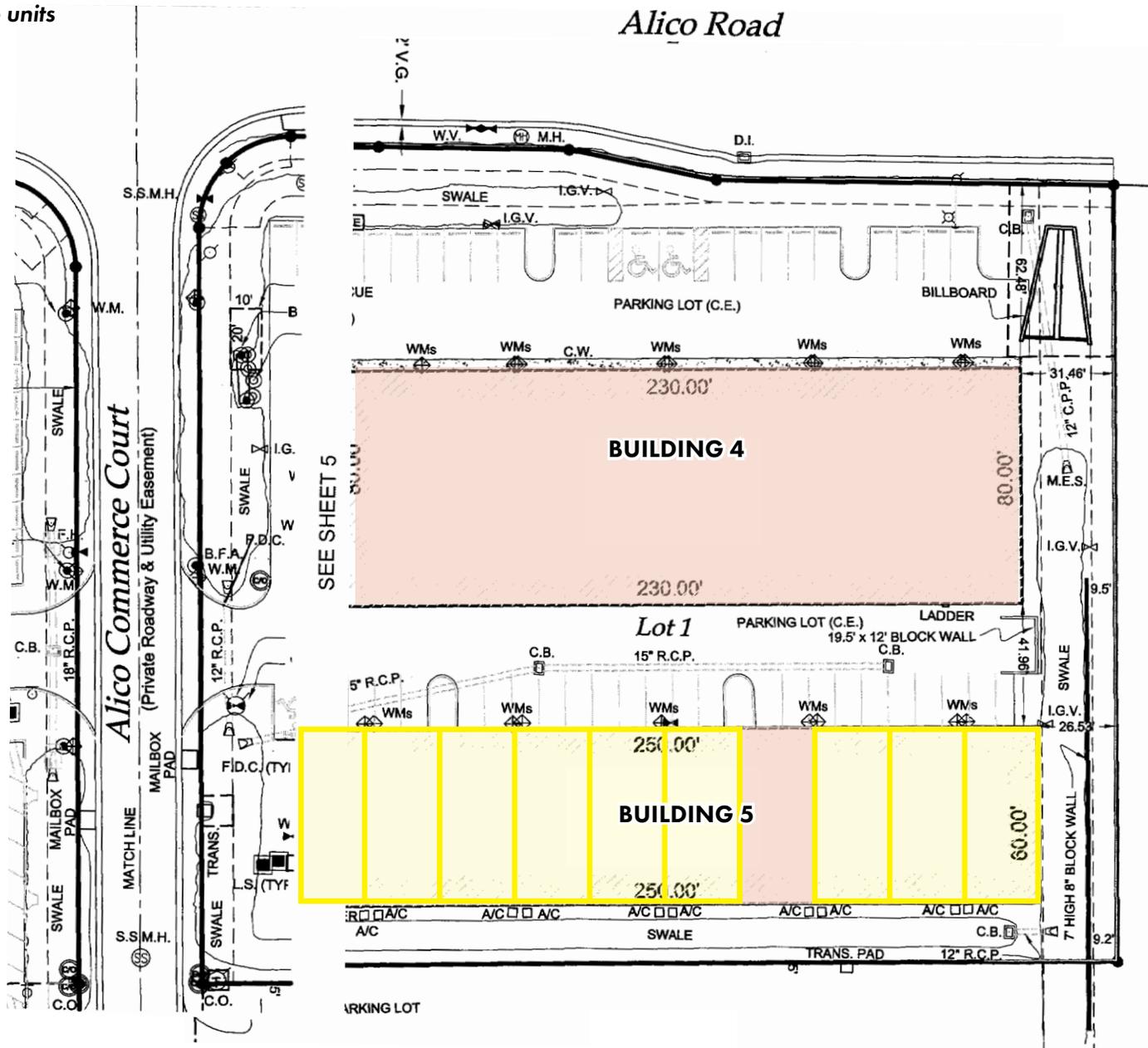
This portfolio consists of 21 condo units within Buildings 1,2,3 & 5. Below market rents indicate a value-add opportunity for investors seeking to maximize returns through strategic repositioning over a 12-24 month time period.

- 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

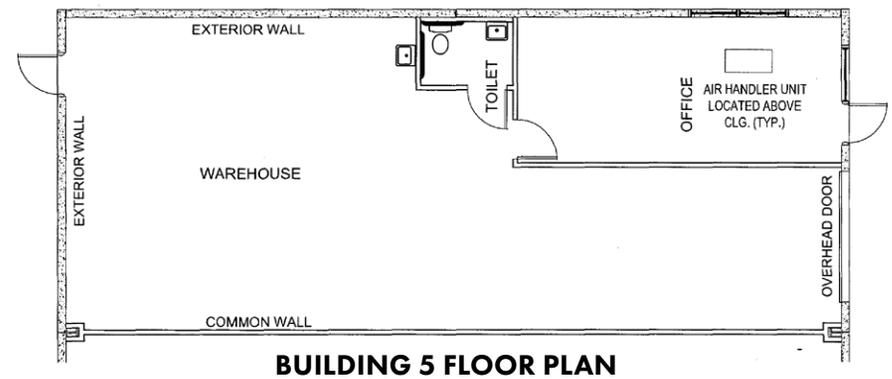
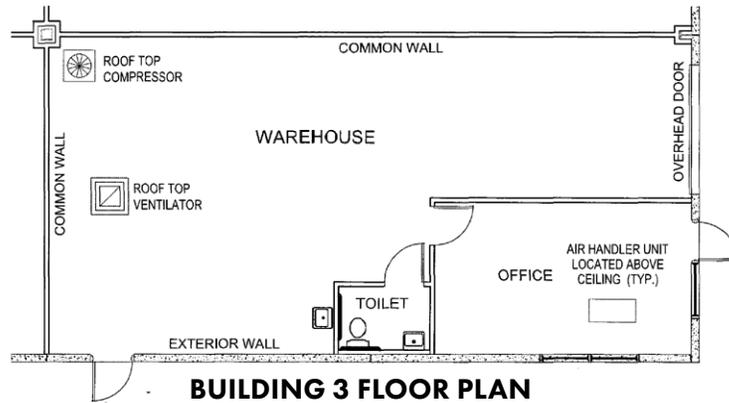
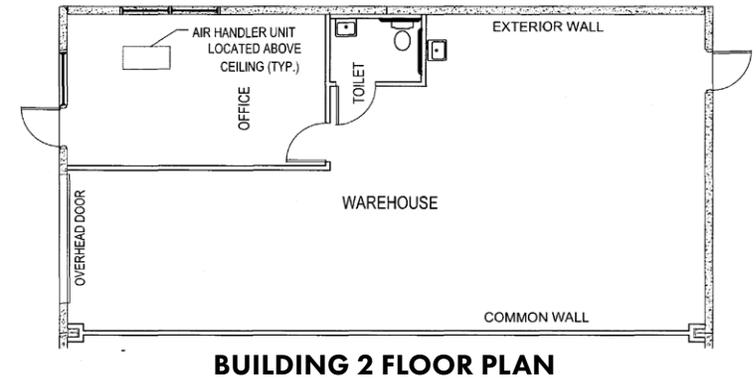
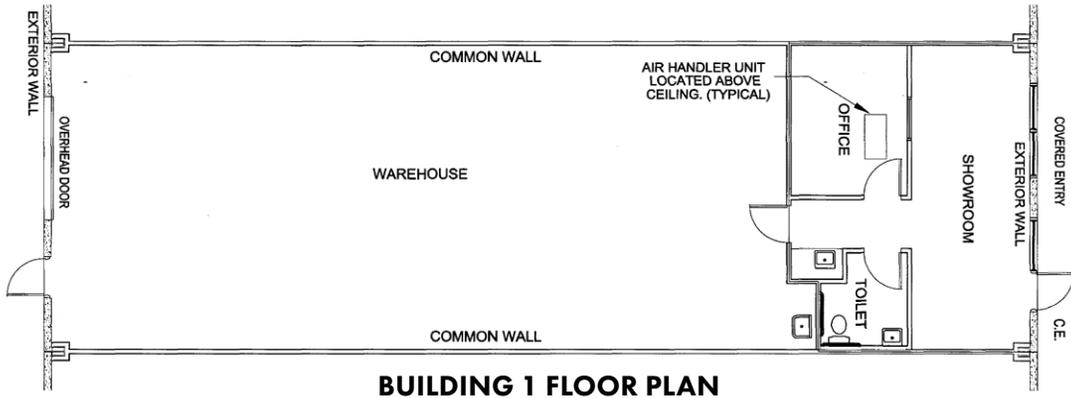


SITE PLANS

 - Available units



TYPICAL FLOOR PLAN



PROPERTY FEATURES



- Alico Enterprise Center:
 - 5 Buildings
 - 48 Total Condo Units
 - 78,750± Total Sq. Ft.
- Exterior Surveillance & Lighting
- Fully Sprinklered
- 3-Phase Power
- Individually Metered Units
- No Hurricane Damage Incurred
- 90% of Florida can be Accessed within a 3.5 Hour Drive

BUILDING/UNIT SPECS:

- Clear Span: 18'
- Overhead Doors: (14'h x 12'w) & (16'h x 10'w)
- Typical Unit Makeup
 - 80% Warehouse
 - 20% Office
- Building Heights: 20'
- Finished Floor Elevation (F.F.E): 17.5' NGVD

NEED TO UPDATE

PORTFOLIO TENANT LIST

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	-	-	-
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	MTM (Renewal IP)
3310	Vacant	1,250	-	-	-
3311	Vacant	1,250	-	-	-
3312	Kole Plastering LLC	1,250	1,250	Gross	6/30/2027
3314	Posetek Appliance	1,265	1,265	Gross	MTM (Renewal IP)
BUILDING 5: 17011 ALICO COMMERCE COURT					
5501	Caughenbaugh Ent D	1,482	1,482	Gross	3/31/2026
5502	Vacant	1,500	-	-	-
5503	CES - Jeff Key	1,500	1,500	Gross	5/31/2026
5505	Vacant	1,500	-	-	-
5506	Naples Auto Collec	1,500	1,500	Gross	2/1/2026
5507-5510	Vacant	6,018	-	-	-
GRAND TOTALS		31,774	17,006		



ASSOCIATION CAM/OPERATING EXPENSE BUDGET

ALICO ENTERPRISE 2025 ASSOCIATION BUDGET

2025	BUDGET	PER SQ. FT.
UTILITES		
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



RENT ROLL/PROFORMA

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	-	-	-	-	-	-	-	-
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	1,265	\$30,587.70	\$24.18	\$6,666.55	\$5.27	\$23,921.15	\$18.91	3/31/2030
2205	1,250	-	-	-	-	-	-	-	-
2207	1,735	1,735	\$33,485.50	\$19.30	\$9,143.45	\$5.27	\$24,342.05	\$14.03	2/28/2027
3308	1,735	1,735	\$33,485.50	\$19.30	\$9,143.45	\$5.27	\$24,342.05	\$14.03	2/28/2027
3309	1,250	1,250	\$27,900.00	\$22.32	\$6,587.50	\$5.27	\$21,312.50	\$17.05	MTM (Renewal IP)
3310	1,250	-	-	-	-	-	-	-	-
3311	1,250	-	-	-	-	-	-	-	-
3312	1,250	1,250	\$30,900	\$24.72	\$6,587.50	\$5.27	\$24,312.50	\$19.45	6/30/2027
3314	1,265	1,265	\$27,905.90	\$22.06	\$6,666.55	\$5.27	\$21,239.35	\$16.79	MTM (Renewal IP)
5501	1,482	1,482	\$21,207.42	\$14.31	\$7,810.14	\$5.27	\$13,397.28	\$9.04	3/31/2026
5502	1,500	-	-	-	-	-	-	-	-
5503	1,500	1,500	\$20,895	\$13.93	\$7,905	\$5.27	\$12,990	\$8.66	5/31/2026
5505	1,500	-	-	-	-	-	-	-	-
5506	1,500	1,500	\$25,725	\$17.15	\$7,905	\$5.27	\$17,820	\$11.88	2/1/2026
5507-5510	6,018	-	-	-	-	-	-	-	-
Totals	31,774	17,006	\$329,272	\$19.36	\$89,621.62	\$5.27	\$239,650.72	\$8.46	

PROJECTED PROFORMA (JUNE 1, 2026) WITH 21,765± SQ. FT. CONVERTED TO \$18 PSF NNN

Gross Rental Income	\$733,729
CAM Expenses	\$200,000
Net Income	\$533,729
	Cap 8.4%





I-75 - AADT 125,171±

BEN HILL GRIFFIN PKWY - AADT 31,500±

CLICK TO VIEW
DEVELOPMENT ACTIVITY MAP

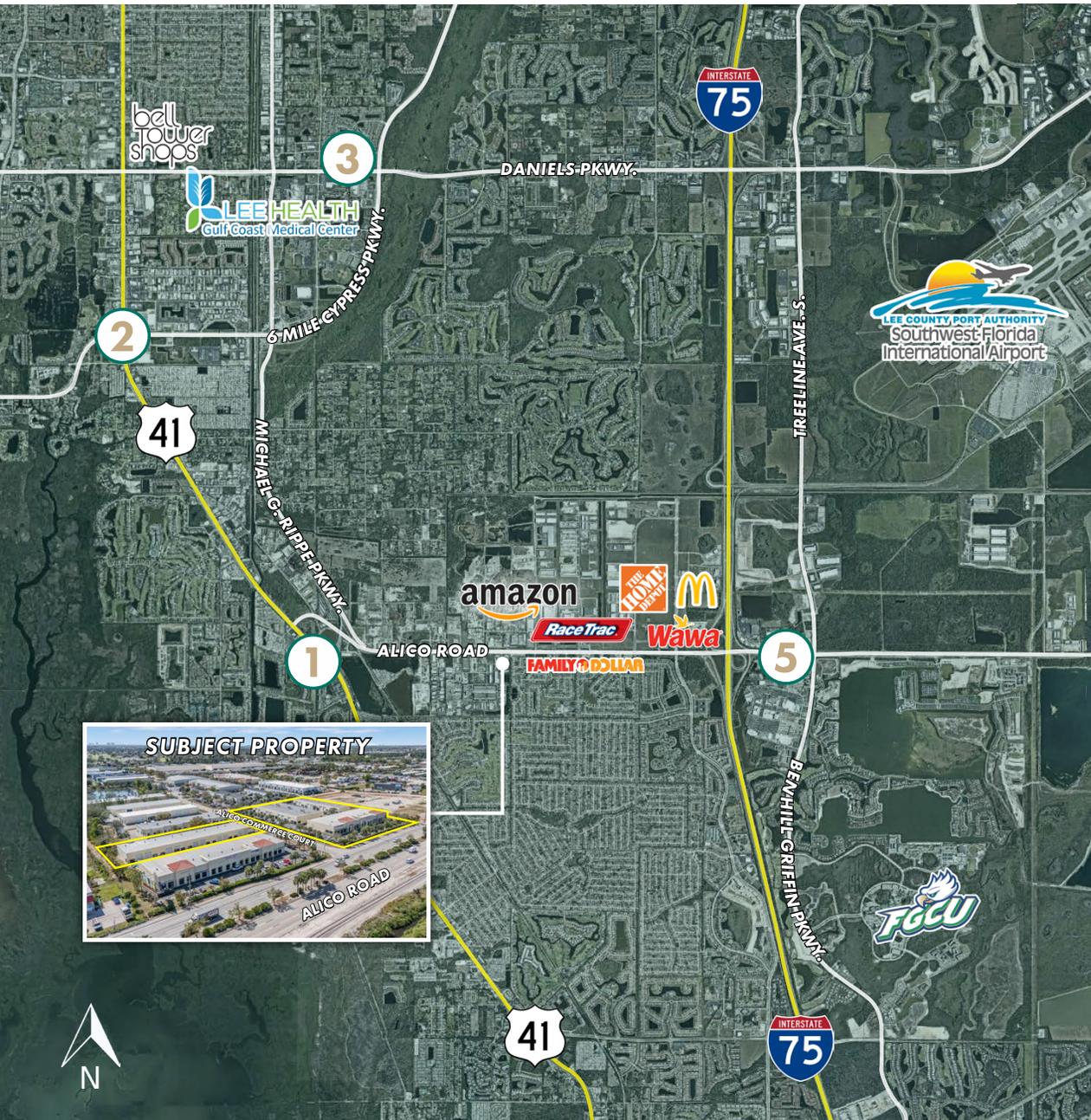
ALICO ROAD - AADT 49,500±

MICHAEL G RIPPE PKWY - AADT 36,000±



S. TAMiami TRAIL - AADT 63,500±

RETAIL MAP



1. ALICO COMMONS



2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



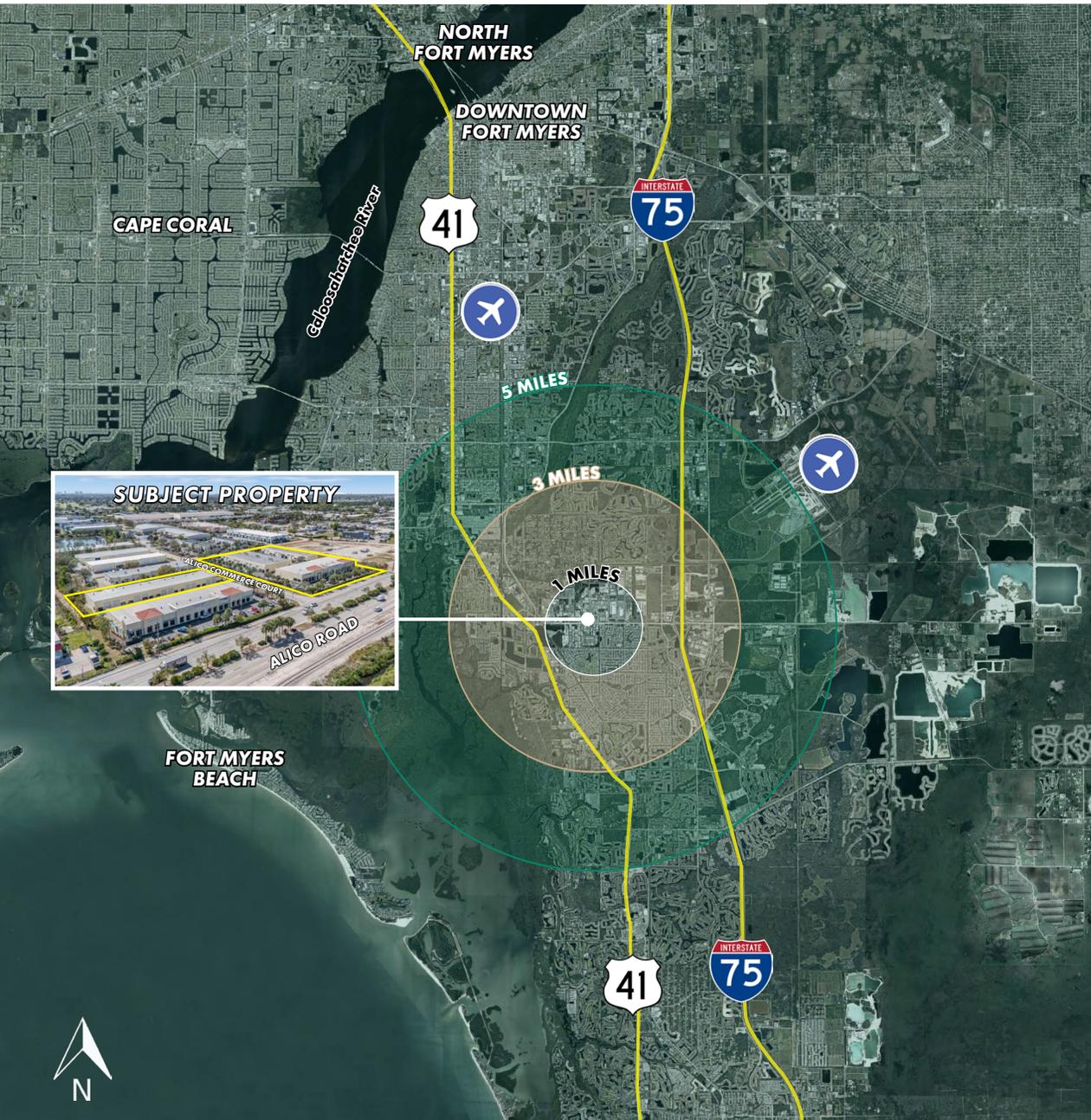
3. DANIELS CROSSING



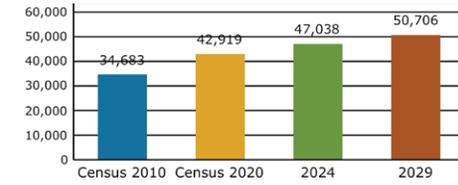
4. GULF COAST TOWN CENTER



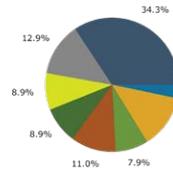
AREA DEMOGRAPHICS



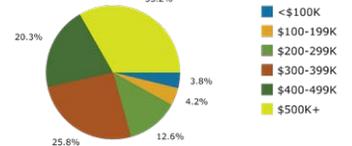
Households



2024 Population by Age



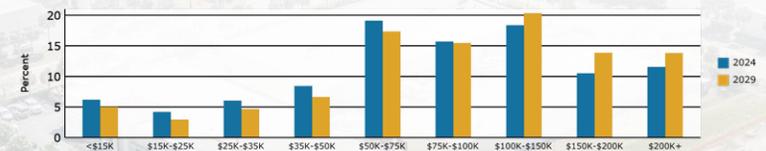
2024 Home Value



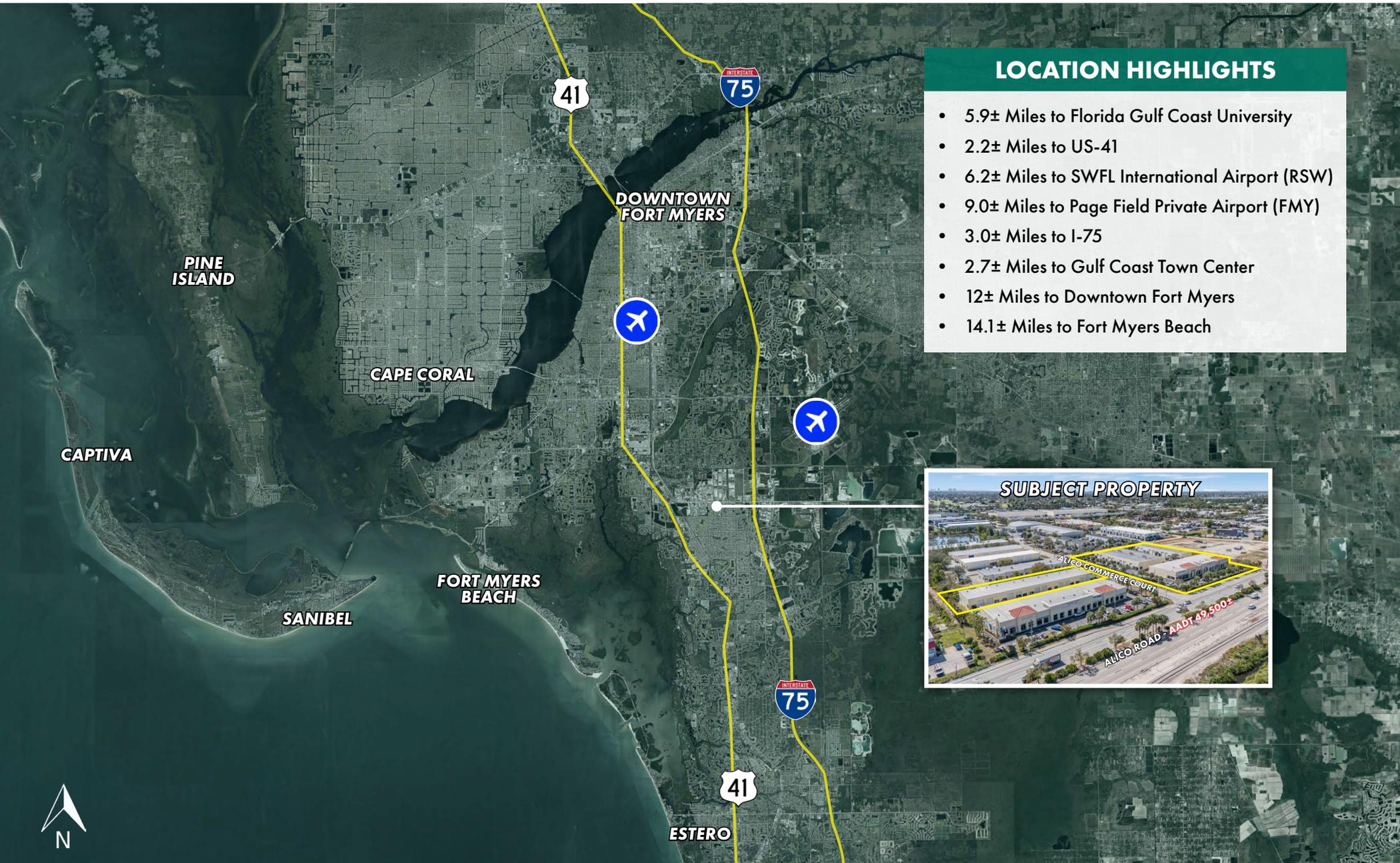
2024-2029 Annual Growth Rate



Household Income



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





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