



CLICK OR SCAN

# Alico ITEC Logistics Park

**25 ACRES LOCATED IN FORT MYERS, FL**

22,500 - 195,021 SF spaces available

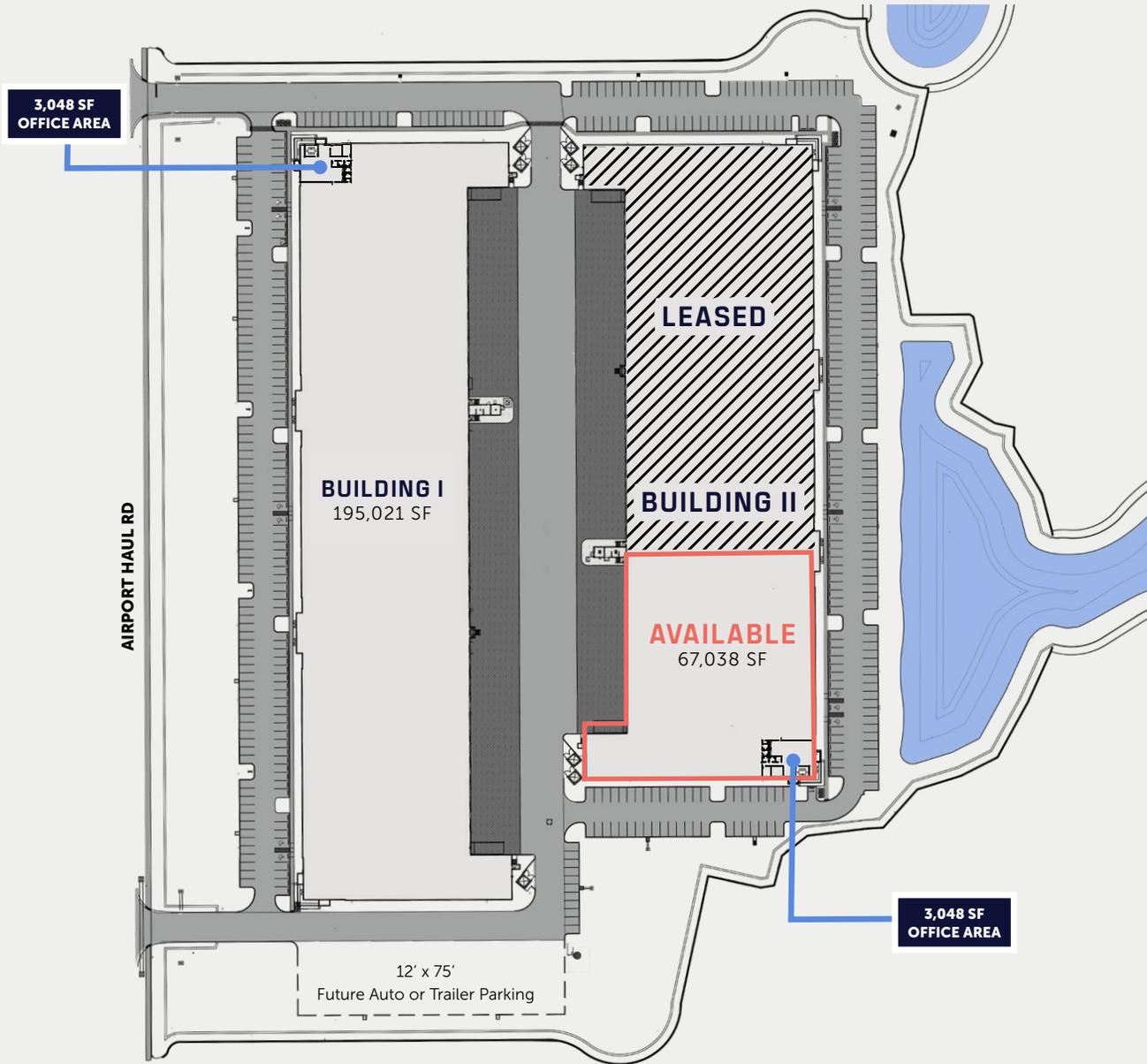
**AMBROSE**



**CBRE**

BUILDING I: +/- 14 acres

BUILDING II: +/- 11 acres



# Building I

**AVAILABLE NOW**  
for Immediate Occupancy

# Building II

**AVAILABLE NOW**  
for Immediate Occupancy

### WATER & SEWER

Lee County Utilities

### ELECTRIC

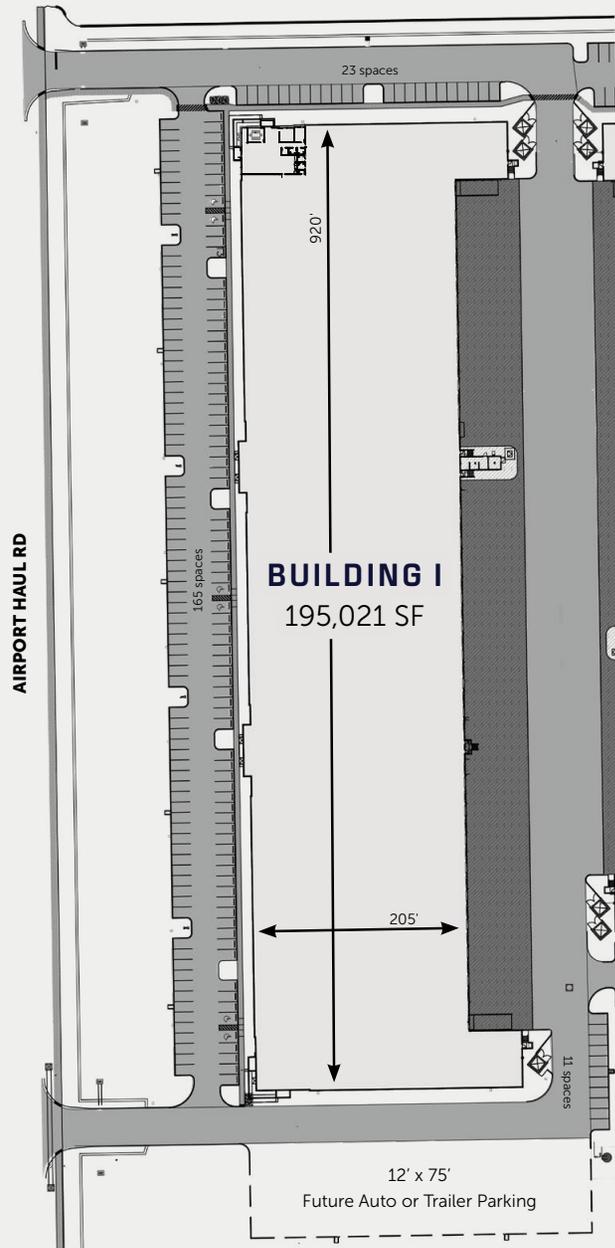
Florida Power & Light

### DATA

Comcast

**BOTH BUILDINGS SEEKING  
LEED® CERTIFICATION**

16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



## 195,021 SF

3,048 SF office area

199 auto parking

28 future shared trailer parking

32' clear height

54' x 52'6" typical bays

52' x 60' speed bays

50 docks

2 drive-in doors

7" thick reinforced slab

One 1,200-amp service

### AVAILABLE NOW

for Immediate Occupancy

SEEKING LEED® CERTIFICATION



**BUILDING I OFFICE LAYOUT**

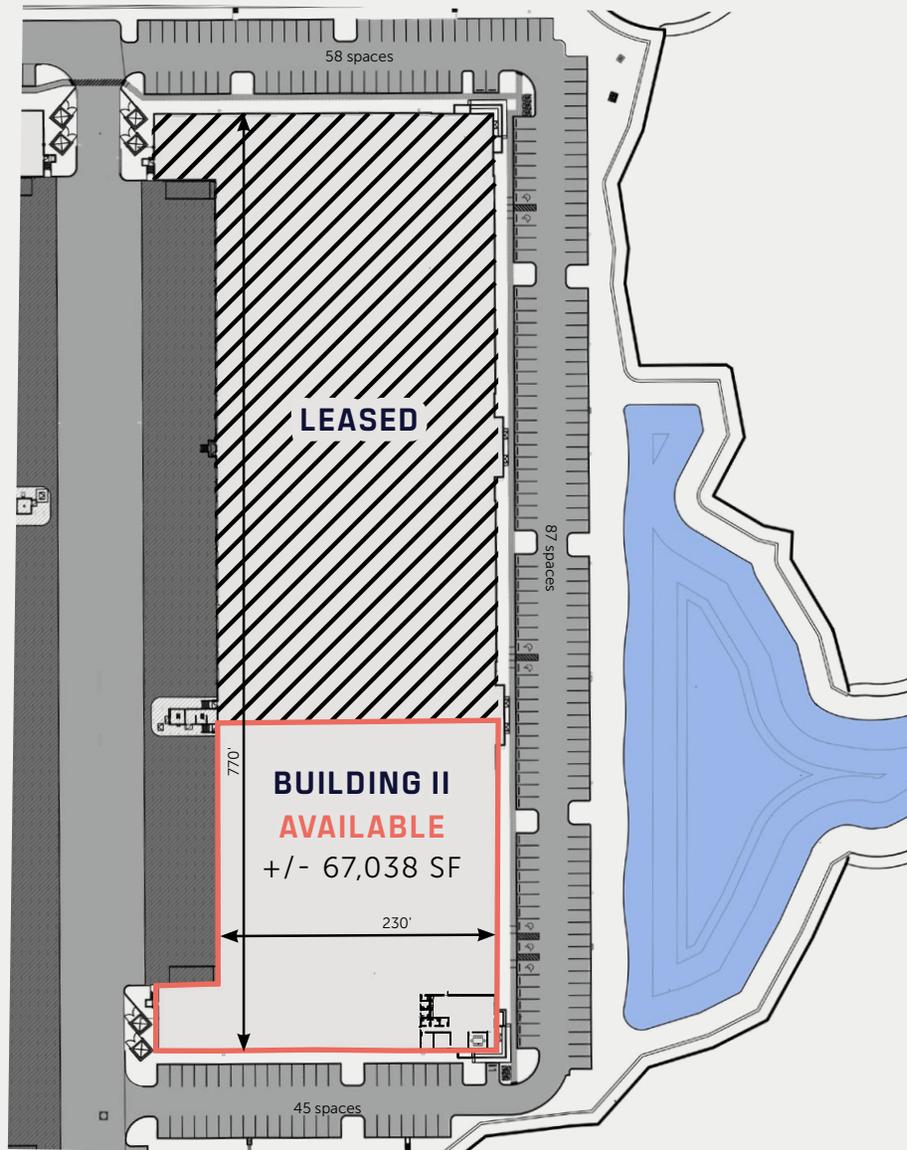


**16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913**



**3,048 SF**  
**OFFICE AREA**

16523 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



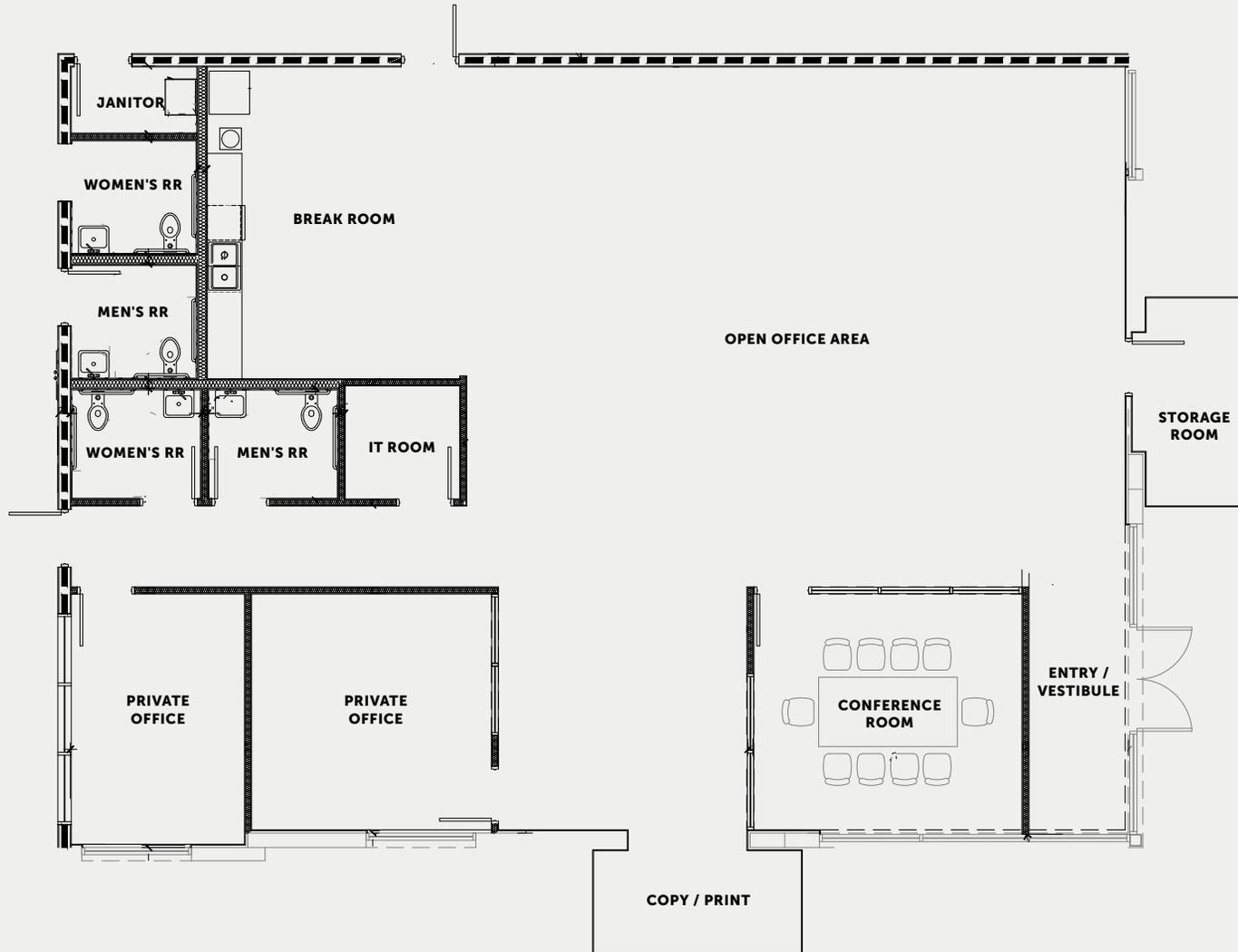
## 67,038 SF AVAILABLE

- 3,048 SF office area
- 190 auto parking
- 28 future shared trailer parking
- 32' clear height
- 55' x 56'8" typical bays
- 55' x 60' speed bays
- 12 docks available
- 1 drive-in door available
- 7" thick reinforced slab
- One 1,200-amp service

### AVAILABLE NOW

for Immediate Occupancy

**SEEKING LEED® CERTIFICATION**



**3,048 SF**  
**OFFICE AREA**

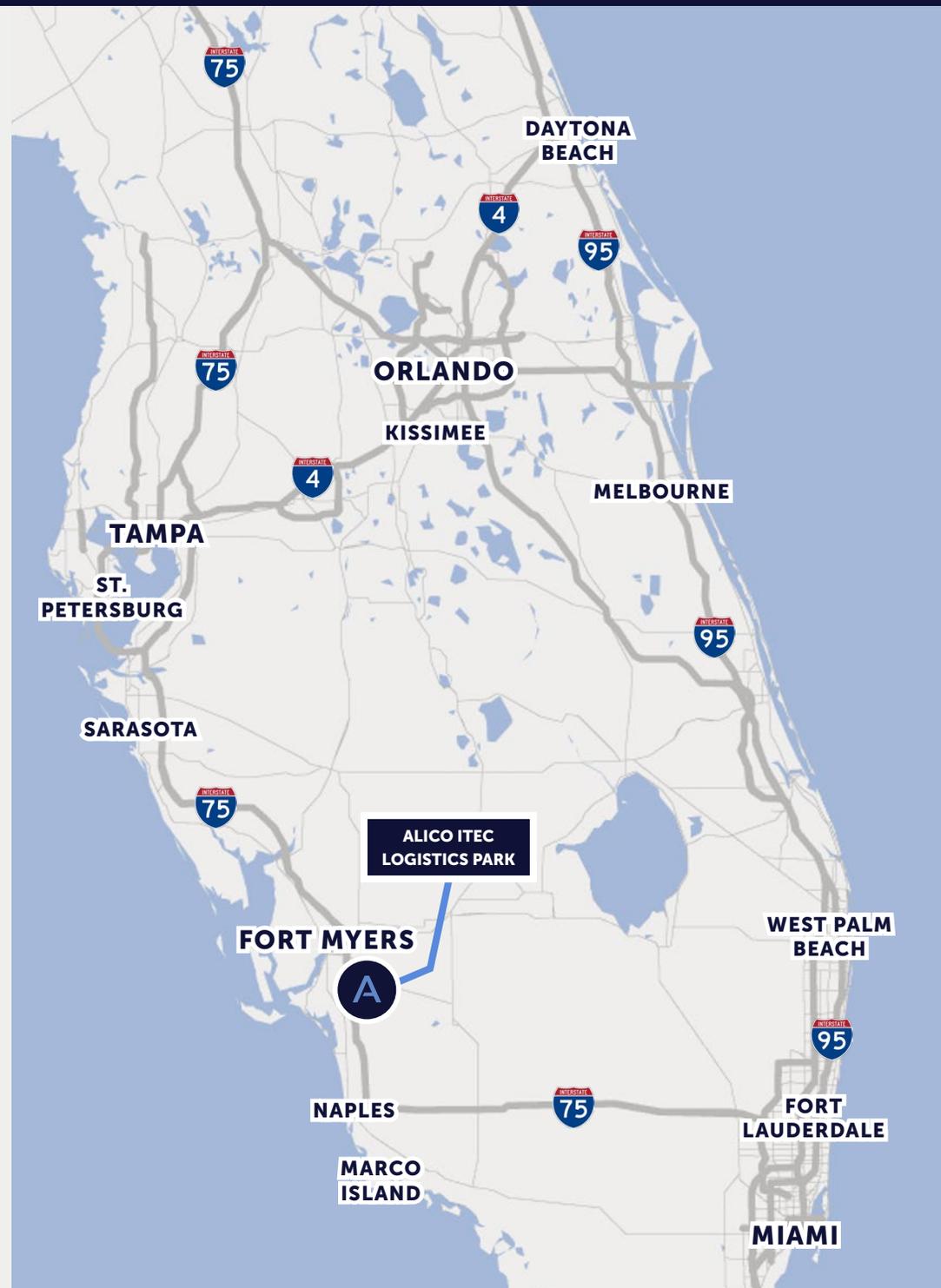
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## ACCESS & LABOR

Located just south of the Southwest Florida International Airport, **Alico ITEC Logistics Park offers easy access to the entire west coast of Florida via I-75** and a two-hour drive time to the Tri-County south Florida market.

- Located in Fort Myers, Florida, Lee County
- **2.5 miles to I-75**
- Situated **directly south of the RSW Southwest Florida International Airport**, home to FedEx and UPS hubs
- Two-hour drive time to Tri-County south Florida market and three-hour drive time to the Orlando Metropolitan Market
- **Mixed-Use Planned Development (MPD) zoning** that allows, but is not limited to, large warehousing, distribution centers, high cube, whole sale establishments, and retail/wholesale sales
- Ideal configuration for bulk distribution and local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks as a **best state for business**





# Alico ITEC Logistics Park

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

**SCOTT HELMS**

Principal, Helms Development  
scott@helmsdevelopment.com | 954.648.1933

**DEREK BORNHORST, SIOR, CCIM**

Senior Vice President, CBRE  
derek.bornhorst@cbre.com | 239.898.7987

**DAVE LOUDENSLAGER**

Vice President, Development & Florida Market Officer, Ambrose  
dloudenslager@ambrosepg.com | 954.826.2306

**AMBROSE**



**CBRE**