



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

Asking Rate: \$15.25 psf NNN

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

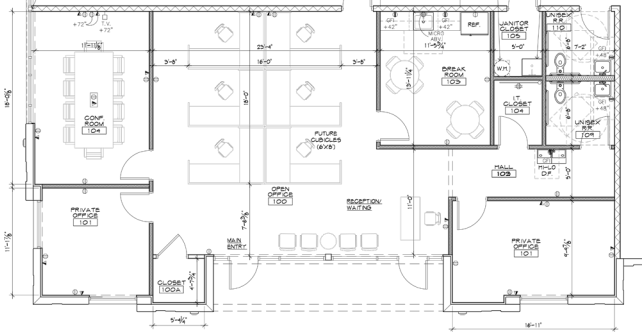


Quick access
to
Interstate 75

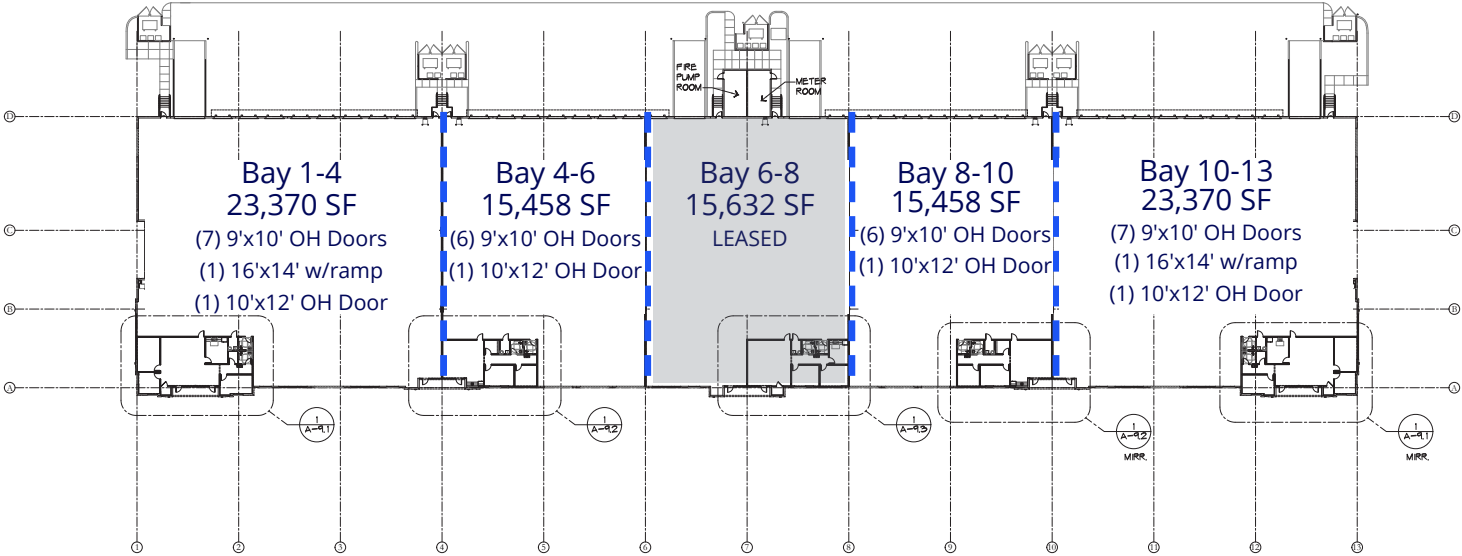


Perfectly
situated for
last mile
distribution to
all Florida
markets

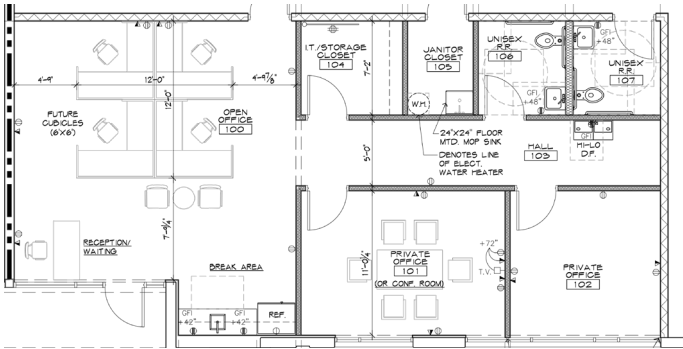
Leasing Plan Building 7A



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

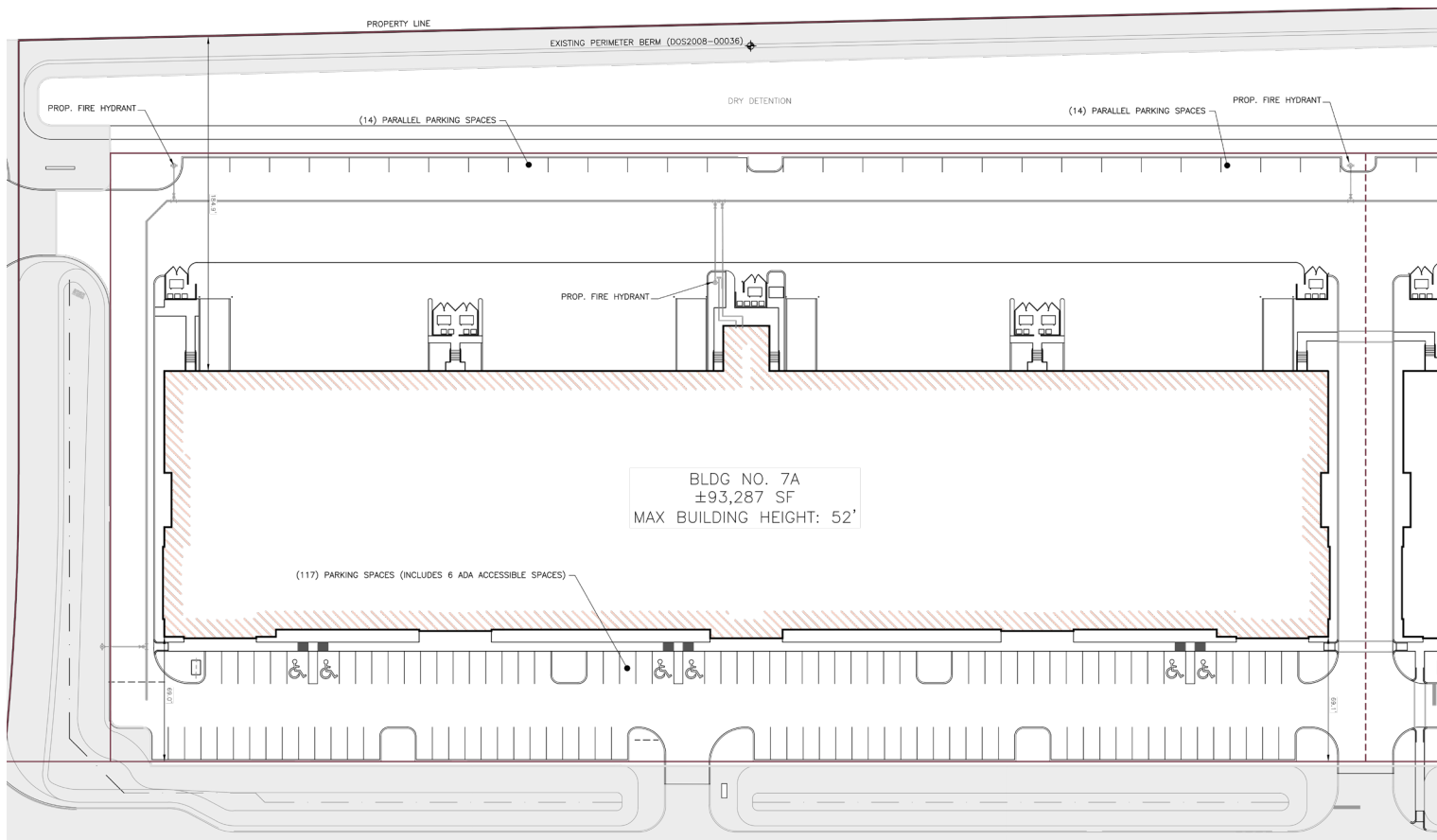


Bay 4-6 & 8-10
Office 1,219 SF



93,287
square feet
Available

Site Plan Building 7A



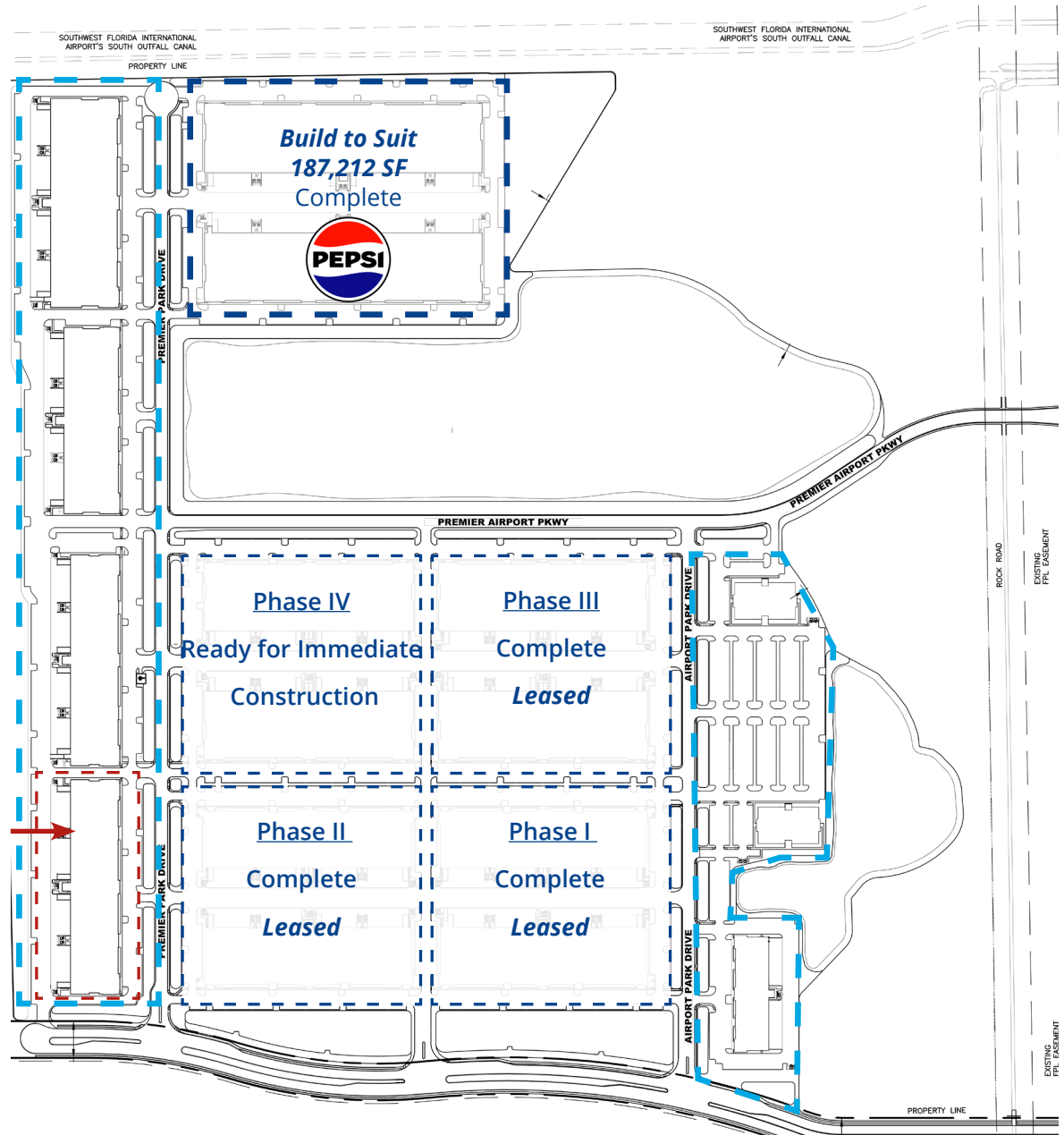
93,287
square feet
Available

Current Tenants



Overall Site Plan

Building 7A
Now Leasing
Flex Space



Location

Building 7A



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.

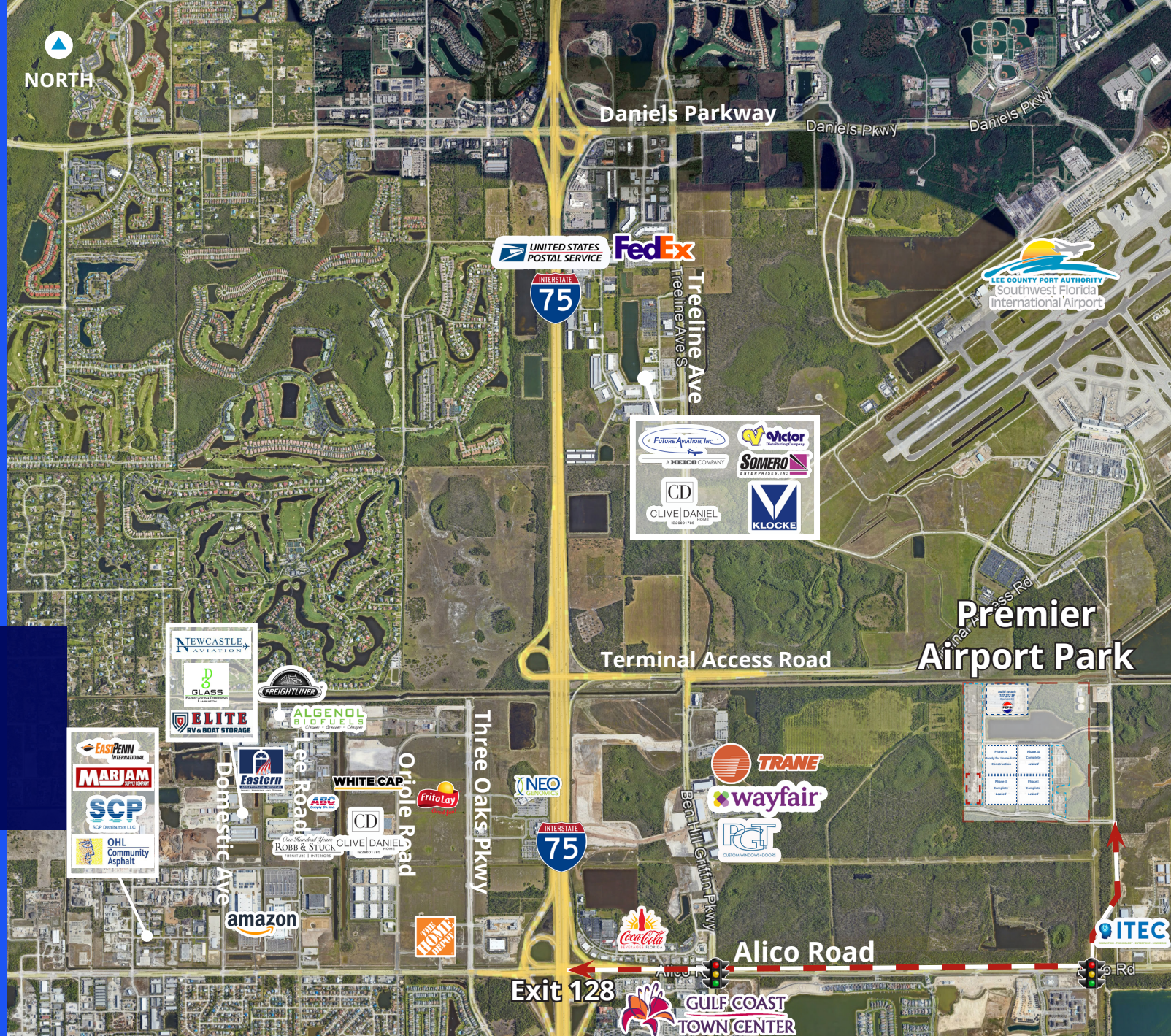
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