

Alico ITEC Logistics Park

25-ACRES LOCATED IN FT. MYERS, FL

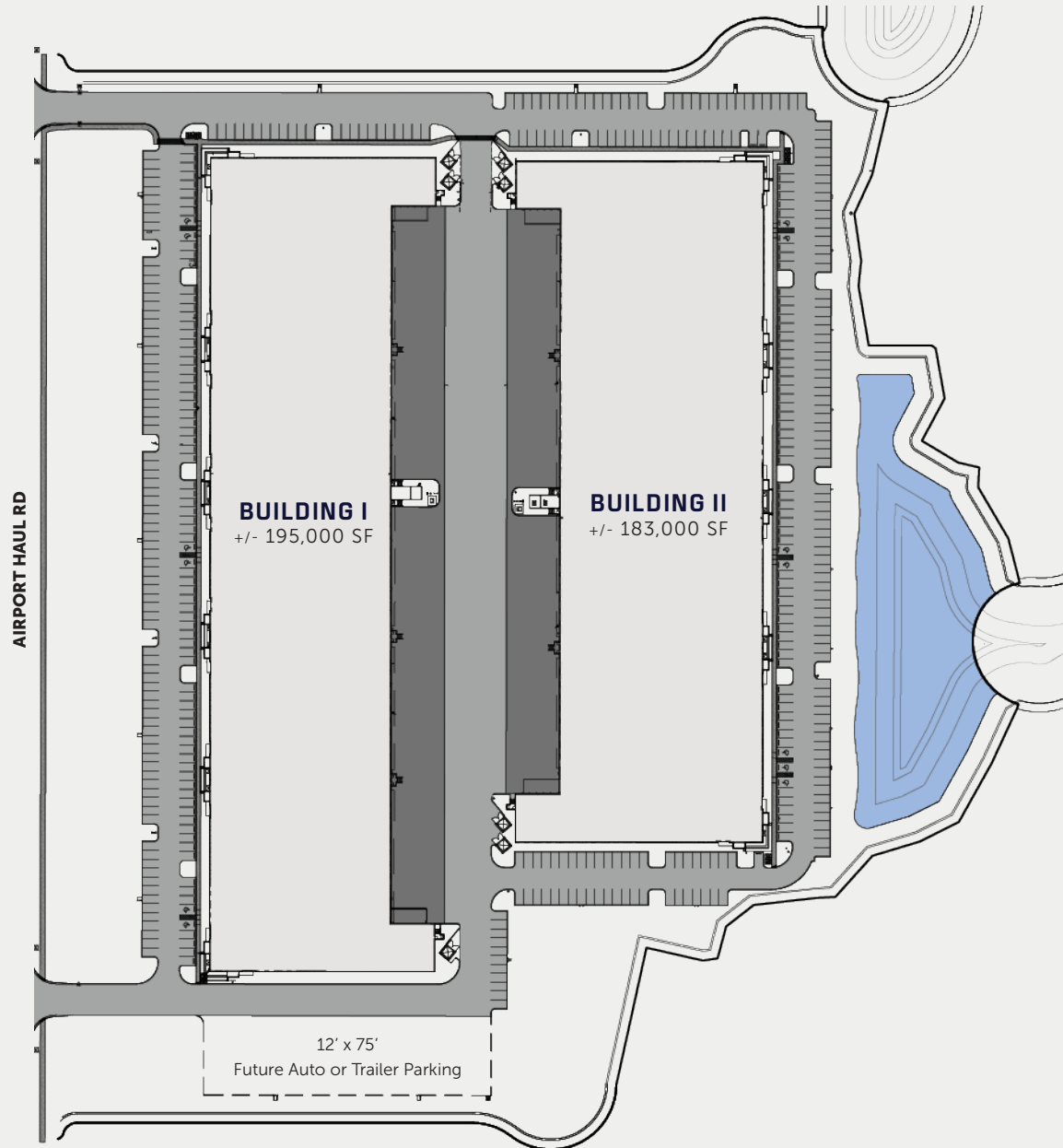
22,500 - 195,000 SF spaces available

Click to View
Construction Video



BUILDING I: +/- 14 acres

BUILDING II: +/- 11 acres



Building I

Q2 2024

Site Mobilization

Q1 2025

Available for Fixturing

Q2 2025

Building Completion

Building II

Q2 2024

Site Mobilization

Q1 2025

Available for Fixturing

Q2 2025

Building Completion

WATER & SEWER

Lee County Utilities

ELECTRIC

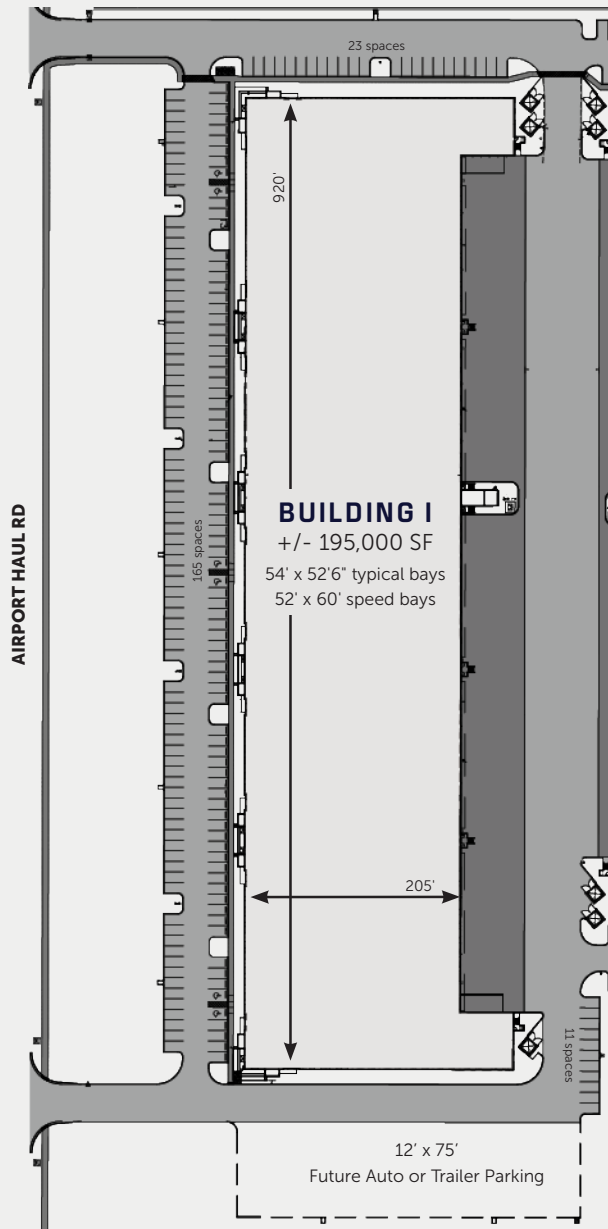
Florida Power & Light

DATA

Lumen Technologies

**BOTH BUILDINGS SEEKING
LEED® CERTIFICATION**

16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913

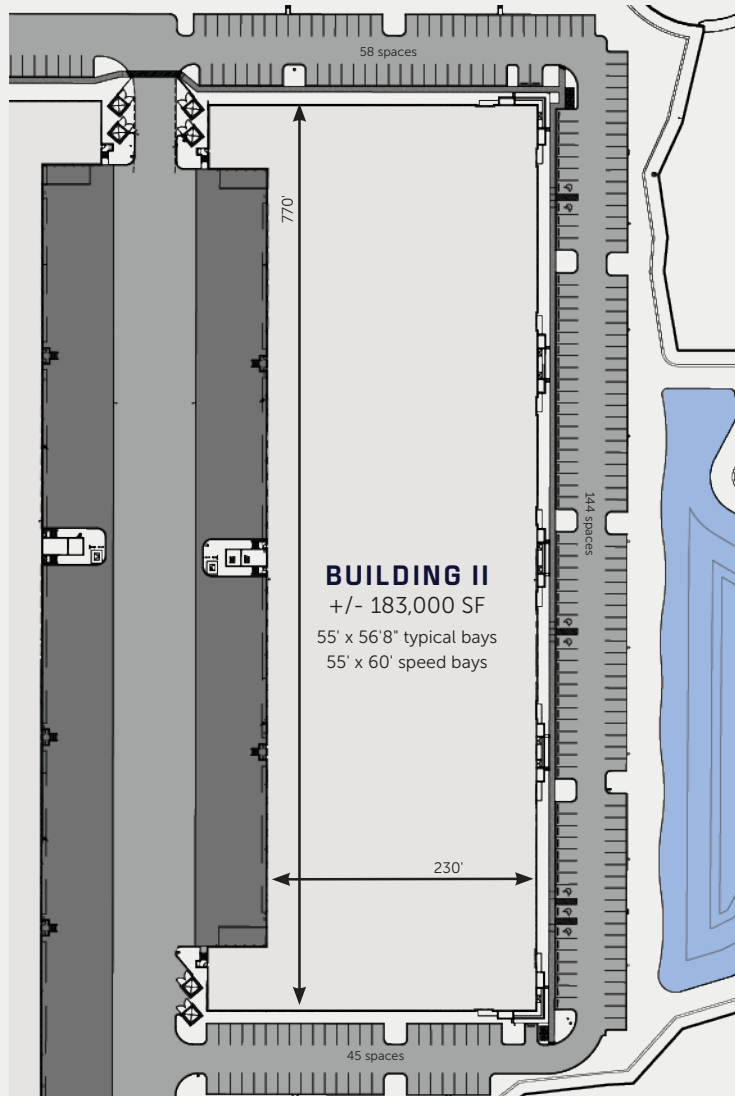


+/- 195,000 SF








- 199 auto parking
- 28 future shared trailer parking
- 32' clear height
- 50 docks
- 2 drive-in doors
- 7" thick reinforced slab
- One 1,200-amp service

SEEKING LEED® CERTIFICATION

16523 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



+/- 183,000 SF

-  248 auto parking
-  28 future shared trailer parking
-  32' clear height
-  38 docks
-  2 drive-in doors
-  7" thick reinforced slab
-  One 1,200-amp service

SEEKING LEED® CERTIFICATION

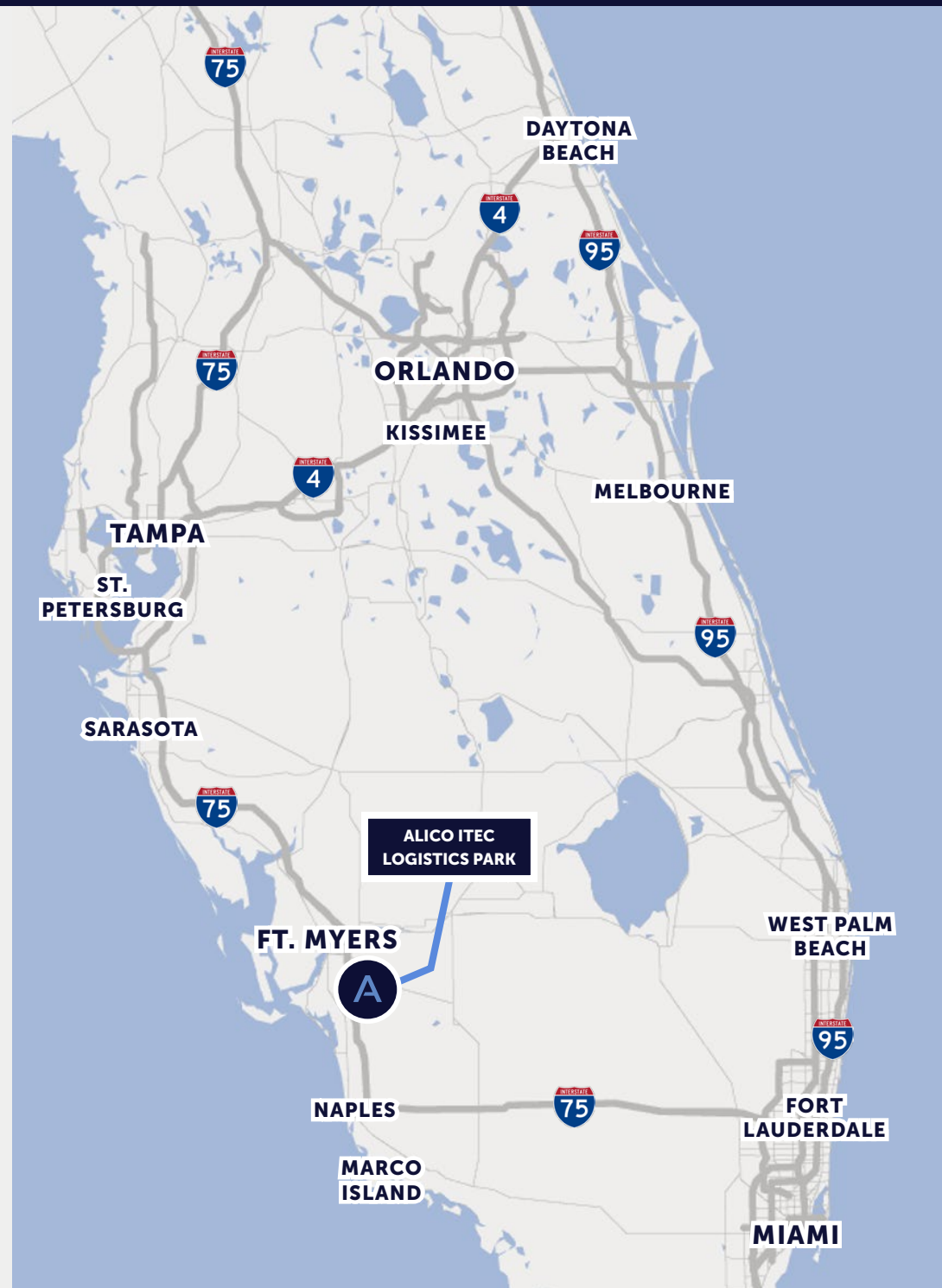
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ACCESS & LABOR

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 Ft. 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 Construction Status as of November 11, 2024





SOUTHWEST FLORIDA INTERNATIONAL AIRPORT (RSW)

INTERSTATE 75

BEN HILL GRIFFIN PKWY

TERMINAL ACCESS RD

AIRPORT HAUL RD

2.5 miles

ALICO RD

INTERSTATE 75

Alico ITEC Logistics Park

ALICOITECLOGISTICSPARK.COM
AMBROSEPG.COM

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AMBROSE

