



LSI
COMPANIES

OFFERING MEMORANDUM

ALESSIO TRADE CENTER

NEW CONSTRUCTION INDUSTRIAL WAREHOUSE FOR LEASE

OFFERING SUMMARY

Location: 2501/2551 Alessio Drive
Fort Myers, FL 33905

County: Lee County (City of Fort Myers)

Property Type: Industrial / Distribution Warehouse

Zoning: Commercial Intensive (CI)

Building Size: Building 1: 128,550± Sq. Ft.
Building 2: 114,000± Sq. Ft.

Available Space: Building 1: 6,750 - 20,250± Sq. Ft.
Building 2: 6,270 - 114,000± Sq. Ft.

LEASE RATE:

\$16.50 PSF NNN

EST. CAM \$2.50 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Laura Cari, CCIM
Senior Broker



DIRECT ALL INQUIRIES TO:

Laura Cari, CCIM

lcari@lsicompanies.com | (239) 427-3400

OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

LSI Companies, Inc. is pleased to present two new construction rear-load dock-high industrial warehouses located directly at the southwest corner of SR-82 and I-75.

- Units starting at 6,270 SF with grey shell delivery.
- Spaces offer:
 - 36' clear height
 - Column spacing:
 - Building 1: 52' x 35'
 - Building 2: 52' x 40'
 - Total building depth 130'
 - 60' rear truck parking
 - 12' x 14' drive in doors via ramp and 9' x 10' dock high overhead doors
 - All dock positions are set up in speed bays
 - Storefront doors and optional office
 - Rear-load building configuration with 60' rear parking.
- Tilt up concrete construction with TPO roof.
- Delivered with 400 amp 3 Phase power, code-compliant LED lighting, hurricane and storm protection with impact-resistant glass, and fully functioning ESFR fire suppression system.
- Unparalleled visibility on corner of I-75 and SR-82.
- Limited truck competition access into Alessio Trade Center.
- Join tenants such as Gerzeny R.V. World, ACE Pickleball, Glendale Supply, Cusano, Mitra9, B&B Cool Air, Davare Floors and Florida Conquer Volleyball Club.

EXECUTIVE SUMMARY



NEW CONSTRUCTION REAR-LOAD DOCK-HIGH INDUSTRIAL WAREHOUSE

PROPERTY AERIAL



AVAILABILITIES	
BUILDING 1	6,750 - 20,250 SF
BUILDING 2	6,270 - 114,000 SF

PROPERTY ACCESS



AVAILABILITIES	
BUILDING 1	6,750 - 20,250 SF
BUILDING 2	6,270 - 114,000 SF

ORTIZ AVE.

RaceTrac

BUILDING 1

ACCESS

BUILDING 2

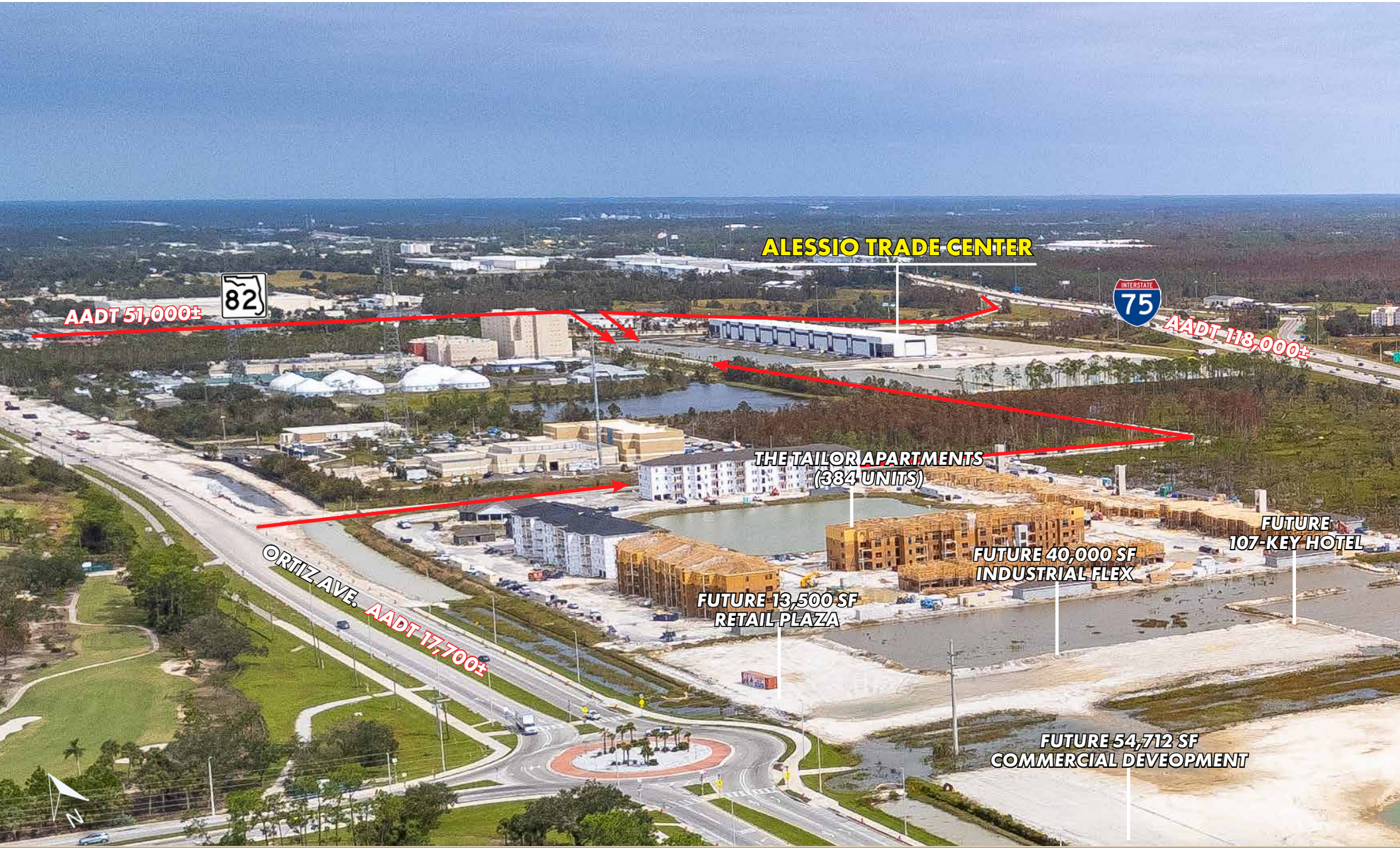
ACCESS

82

AADT 51,000

FOR LEASE
(339) 427-3406
WWW.LSICOMPANIES.COM

PROPERTY ACCESS



ALESSIO TRADE CENTER

AADT 51,000±



AADT 118,000±

ORTIZ AVE. AADT 17,700±

**THE TAILOR APARTMENTS
(334 UNITS)**

**FUTURE 13,500 SF
RETAIL PLAZA**

**FUTURE 40,000 SF
INDUSTRIAL FLEX**

**FUTURE
107-KEY HOTEL**

**FUTURE 54,712 SF
COMMERCIAL DEVELOPMENT**

PROPERTY AERIAL



AVAILABILITIES	
BUILDING 1	6,750 - 20,250 SF
BUILDING 2	6,270 - 114,000 SF



AADT 118,000±

BUILDING 2

BUILDING 1

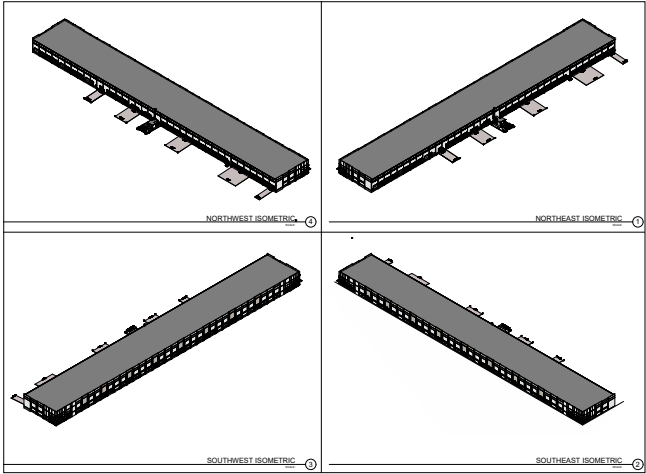


ELEVATIONS BUILDING 1

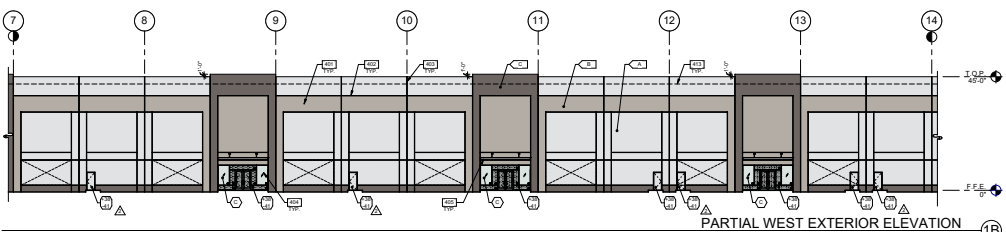
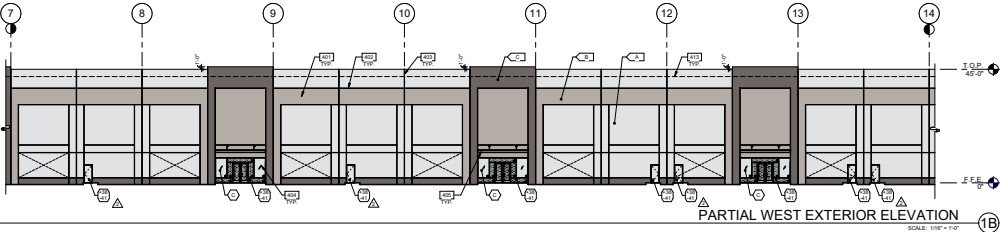
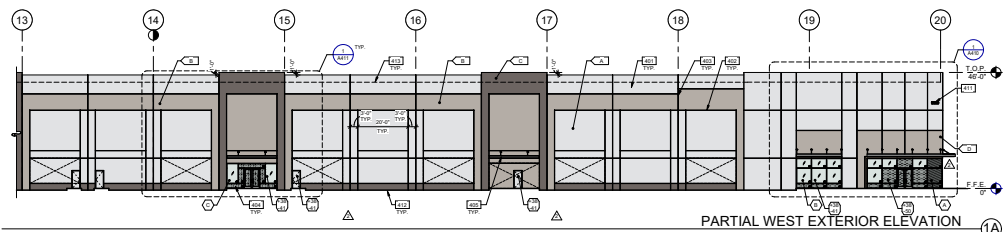
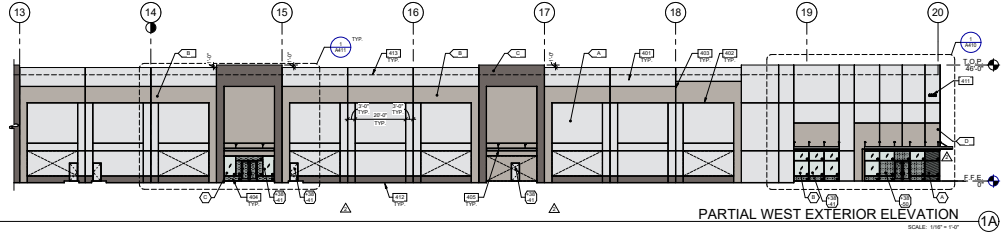


WEST ELEVATION

LOADING DOCKS

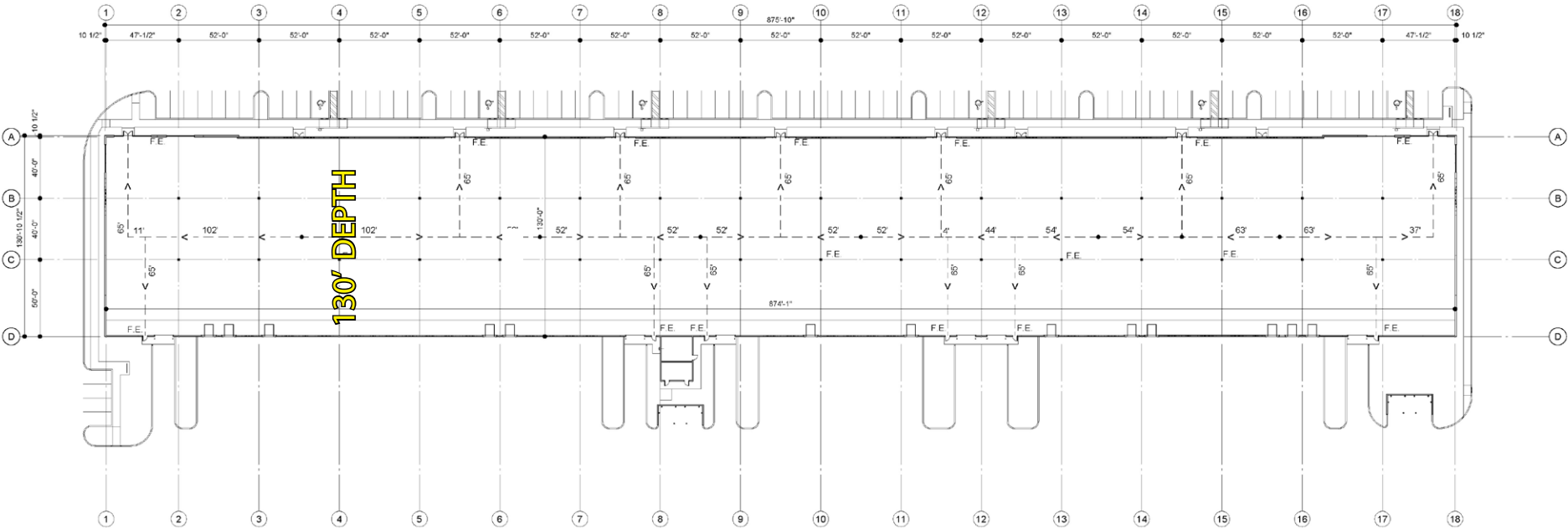


EAST ELEVATION

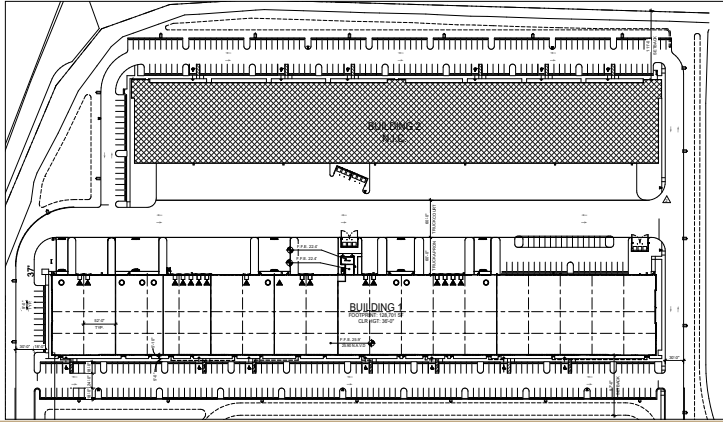


SITE PLAN BUILDING 2

BUILDING 2: SIZE 114,000± SQ. FT.
AVAILABLE: 6,270 - 114,000± SQ. FT.
*** END CAP SPACE AVAILABLE**



OVERALL TRAVEL & F.E. FLOOR PLAN NORTH 
SCALE: 1" = 30'-0"

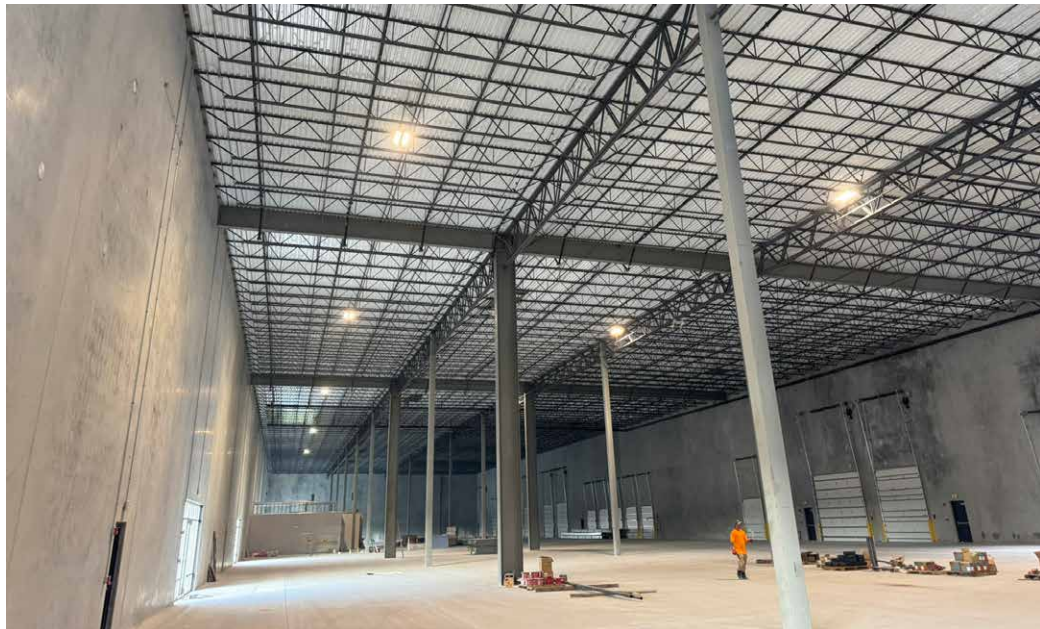
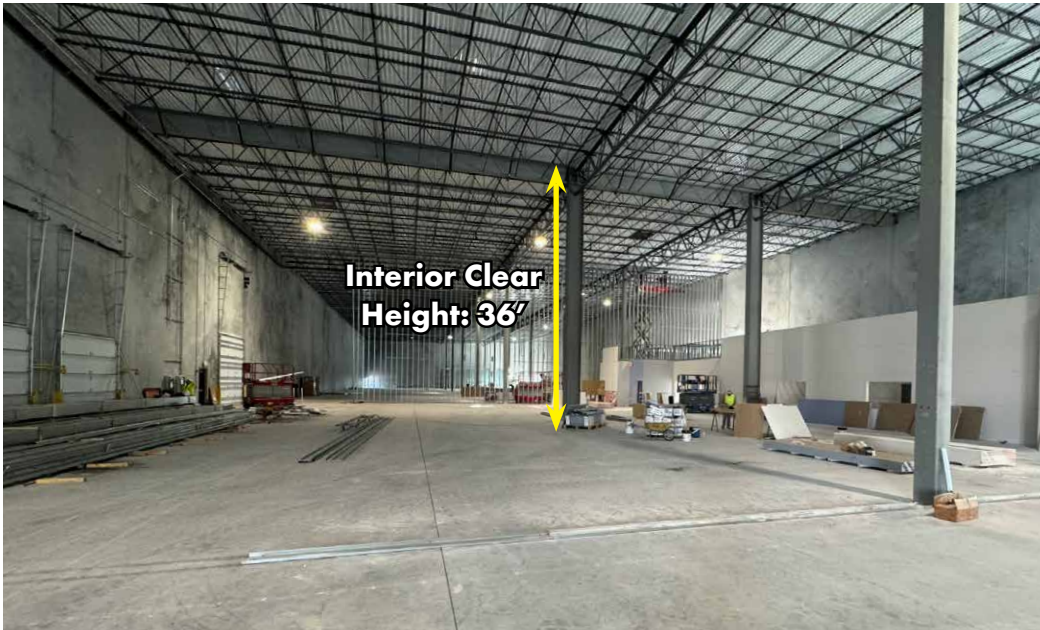
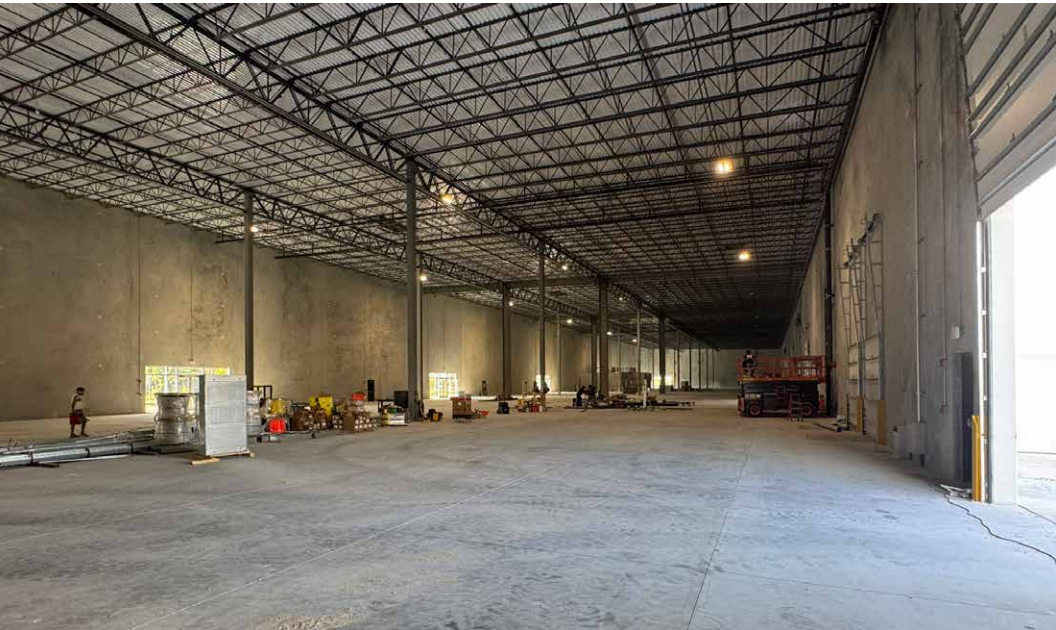


PROPERTY GROUNDS

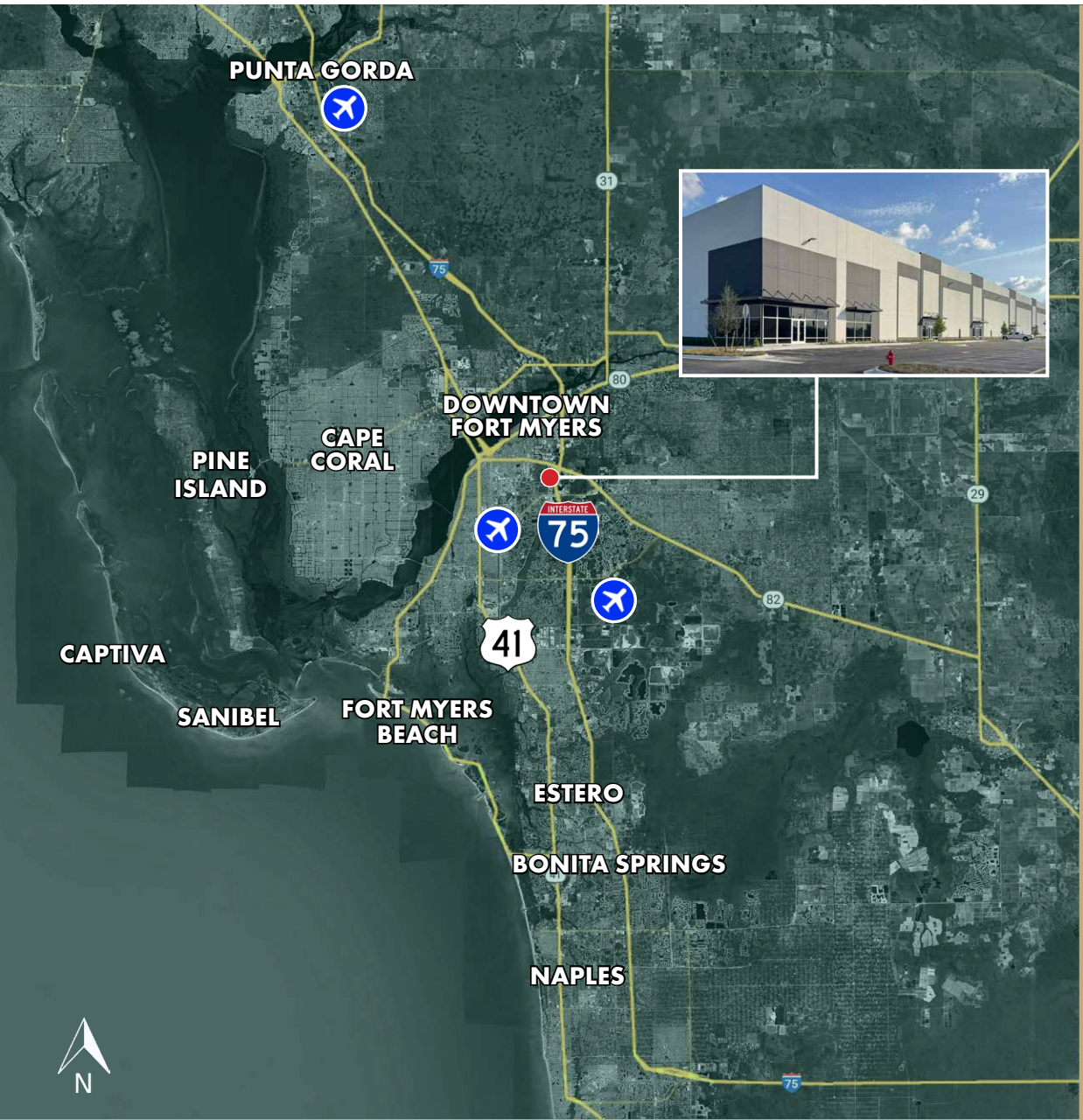
Building 1



BUILDING INTERIORS






LOCATION





AREA DEMOGRAPHICS




5 MINUTE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 8,566	 2,759	 \$70,551

10 MINUTE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
 78,121	 31,364	 \$67,227

15 MILE RADIUS

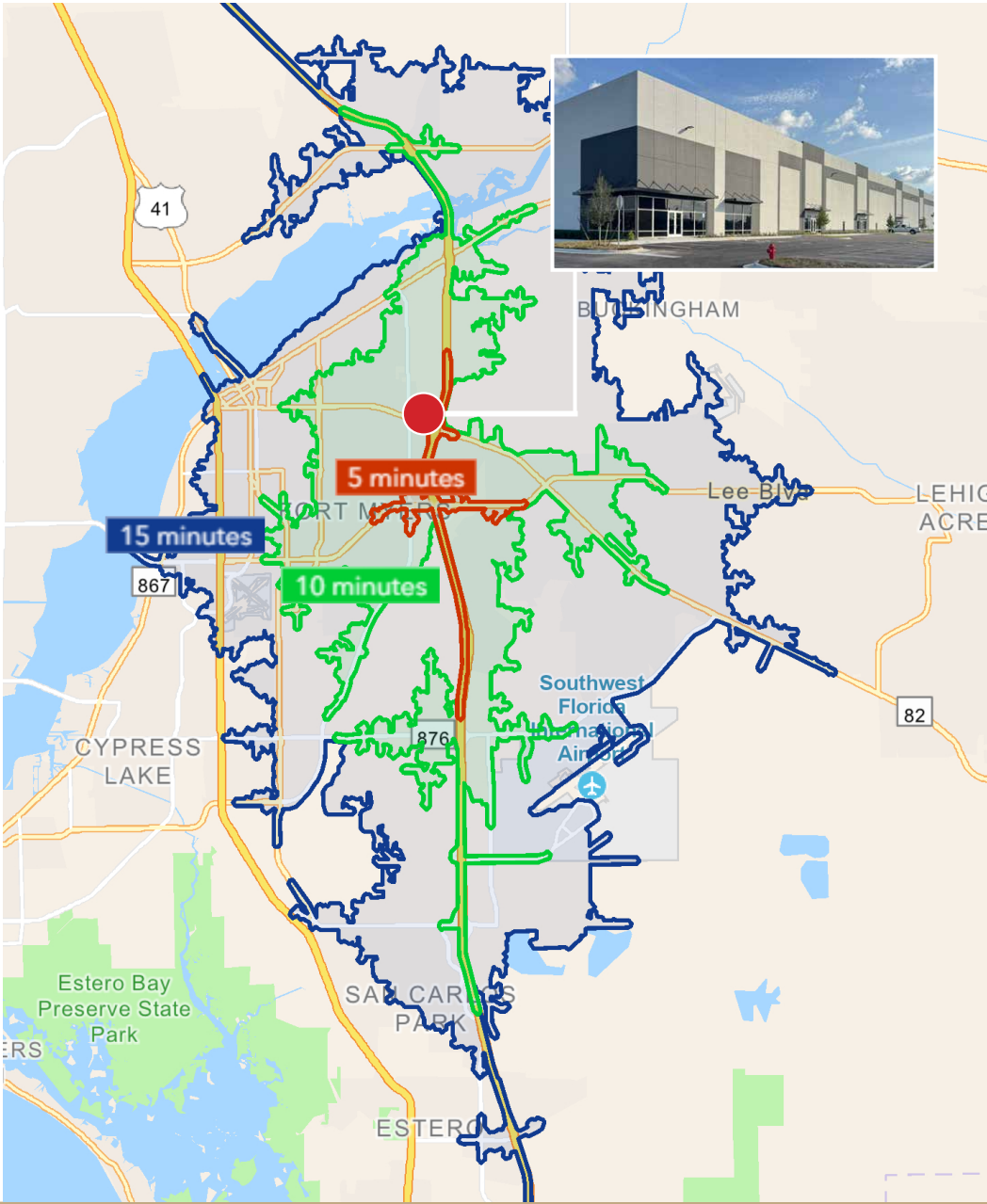
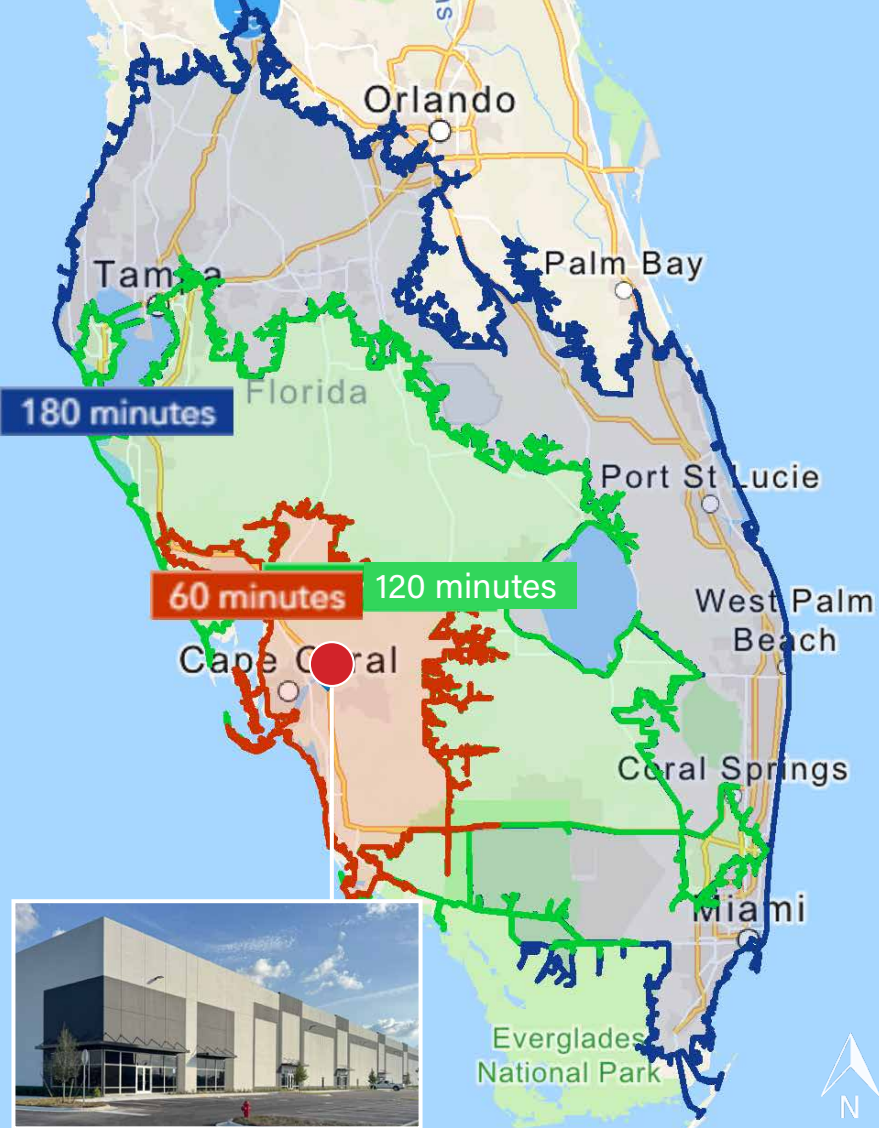
POPULATION	HOUSEHOLDS	MEDIAN INCOME
 141,078	 58,871	 \$77,854

LOCATION HIGHLIGHTS

- 1,200 feet to I-75
- 1 ± miles to The Forum Fort Myers
- 4 ± miles to Downtown Fort Myers
- 5± miles to US HWY 41
- 5 ± miles to Lee Memorial Hospital
- 9± miles to SWFL International Airport (RSW)

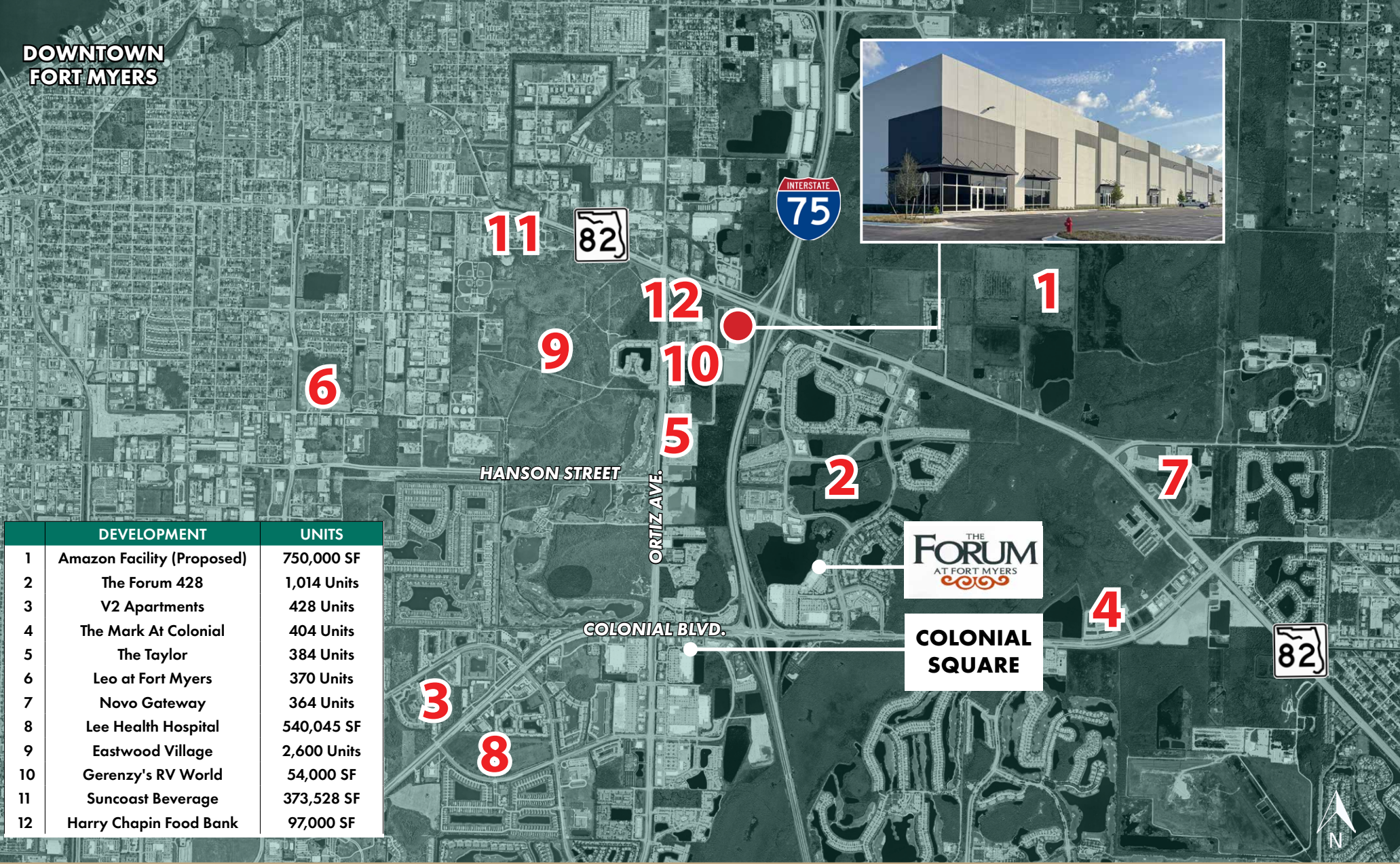
DRIVE TIME MAP

60% of the Florida population is accessible within a 3± hour drive from the property.



NEARBY NOTABLE DEVELOPMENTS

DOWNTOWN
FORT MYERS



	DEVELOPMENT	UNITS
1	Amazon Facility (Proposed)	750,000 SF
2	The Forum 428	1,014 Units
3	V2 Apartments	428 Units
4	The Mark At Colonial	404 Units
5	The Taylor	384 Units
6	Leo at Fort Myers	370 Units
7	Novo Gateway	364 Units
8	Lee Health Hospital	540,045 SF
9	Eastwood Village	2,600 Units
10	Gerenzys RV World	54,000 SF
11	Suncoast Beverage	373,528 SF
12	Harry Chapin Food Bank	97,000 SF

THE
FORUM
AT FORT MYERS

COLONIAL
SQUARE

RETAIL MAP



HANSON STREET

ORTIZ AVE.

COLONIAL BLVD.



NOTABLE TENANTS





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LIMITATIONS AND DISCLAIMERS

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