



Alico Corridor Flex Space

16770 Link Court, Fort Myers, FL

INDUSTRIAL FOR LEASE



Premier
COMMERCIAL

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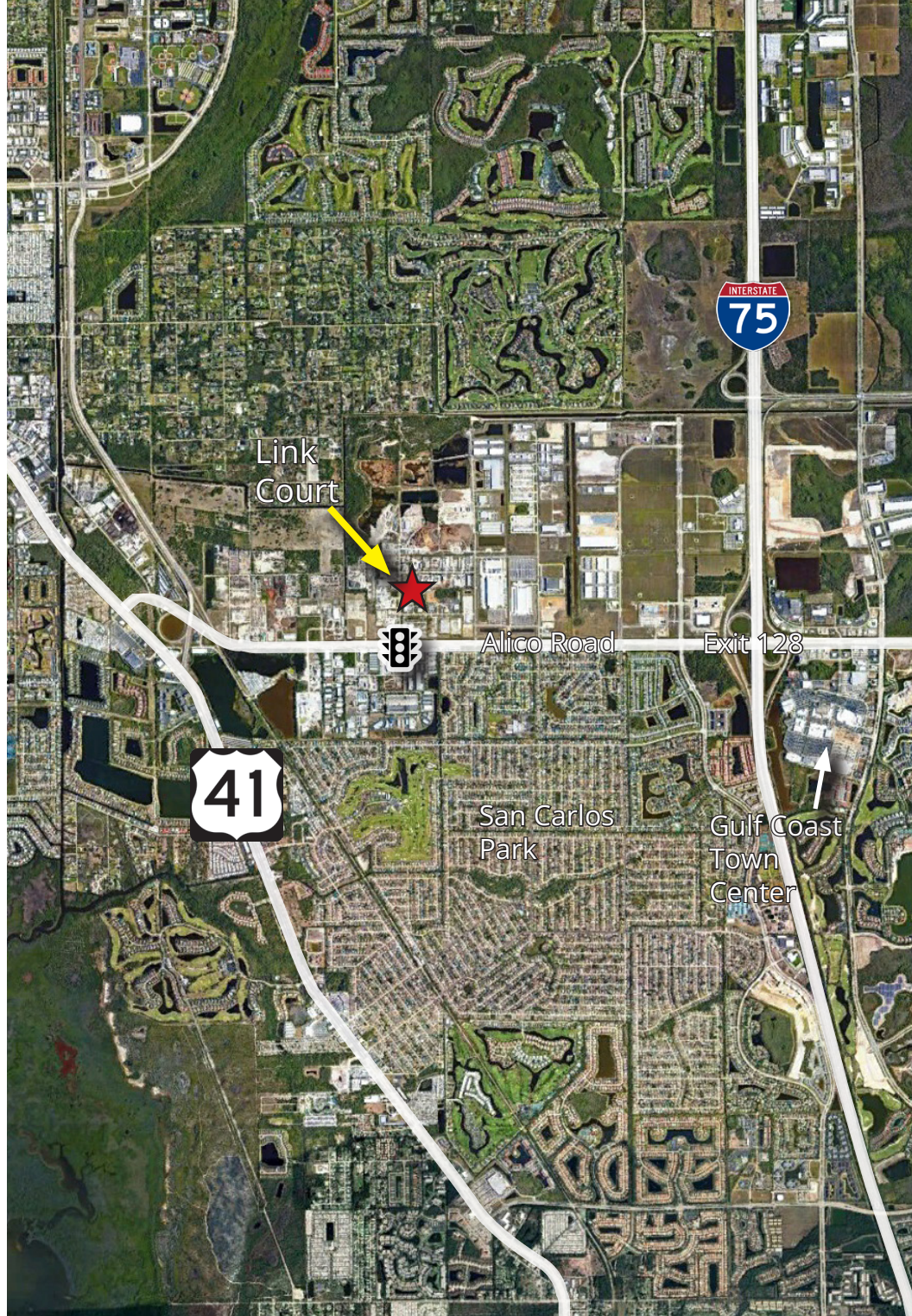
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Property Overview

Link Court is well-maintained industrial flex complex in southern Lee County off Alico Road. Highlights include:

- » Located at the midpoint between US41 and I-75, giving it easy access to anywhere in Southwest Florida.
- » Signalized intersection at Alico Road and Gator Road makes for convenient access to the property.
- » Only a two mile drive to I-75 Exit 128.
- » All spaces feature air conditioned office space, with reception, two sizable private offices, and a restroom.
- » All units benefit from 10'x10' grade level doors.
- » Three phase power to building.
- » Current availability: Unit 103 and 104 at 1,989 s.f. each. Leasable individually or together
- » Base Rent: \$15.00/s.f.
- » Triple Nets (CAM) for 2025: \$7.87/s.f.
- » Monthly Rent per unit: \$3,790.70

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Site Plan and Floorplan

