



CLICK OR SCAN

# Alico ITEC Logistics Park

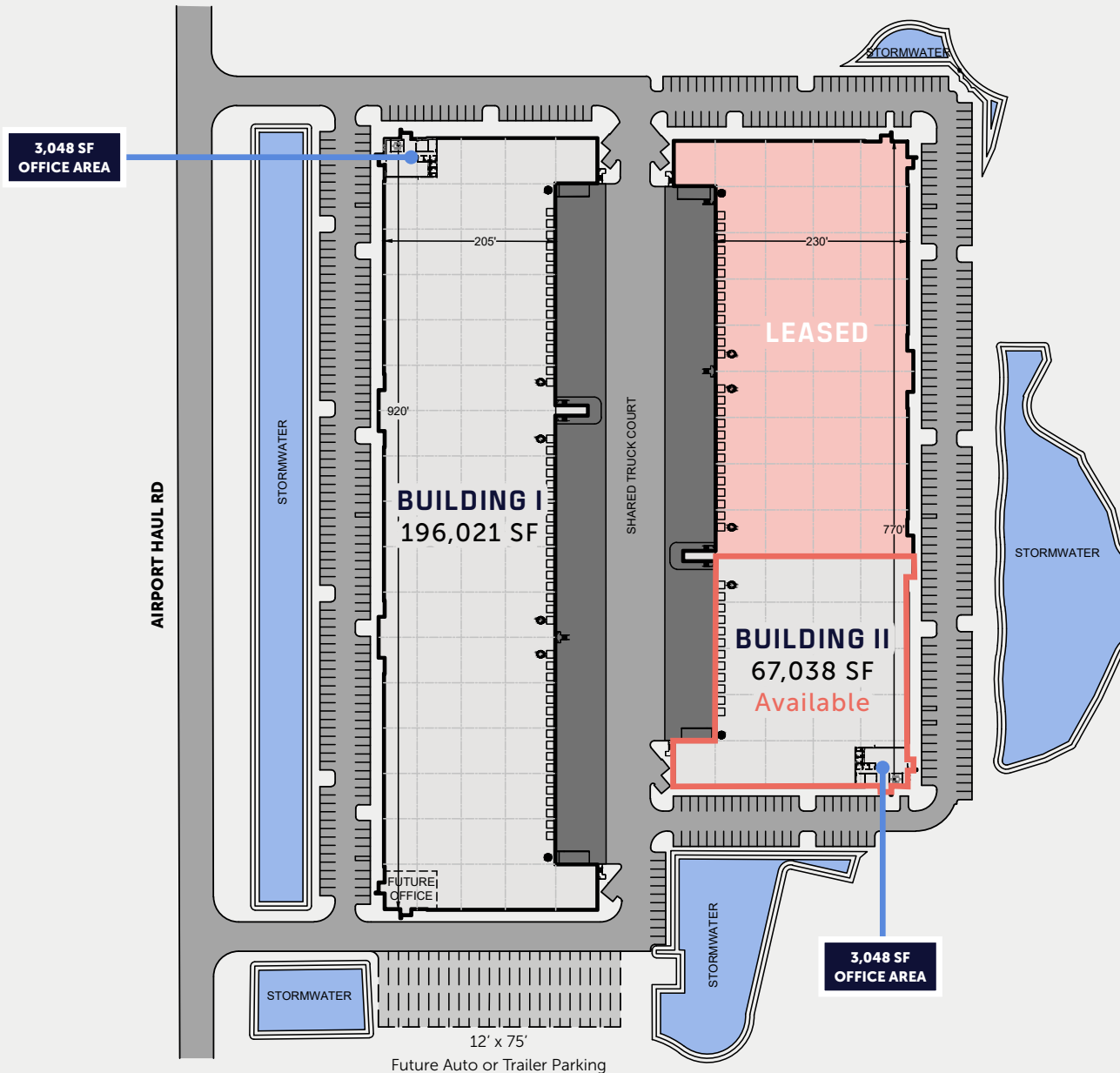
**25 ACRES LOCATED IN FORT MYERS, FL**

**22,500 - 195,021 SF spaces available now**



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

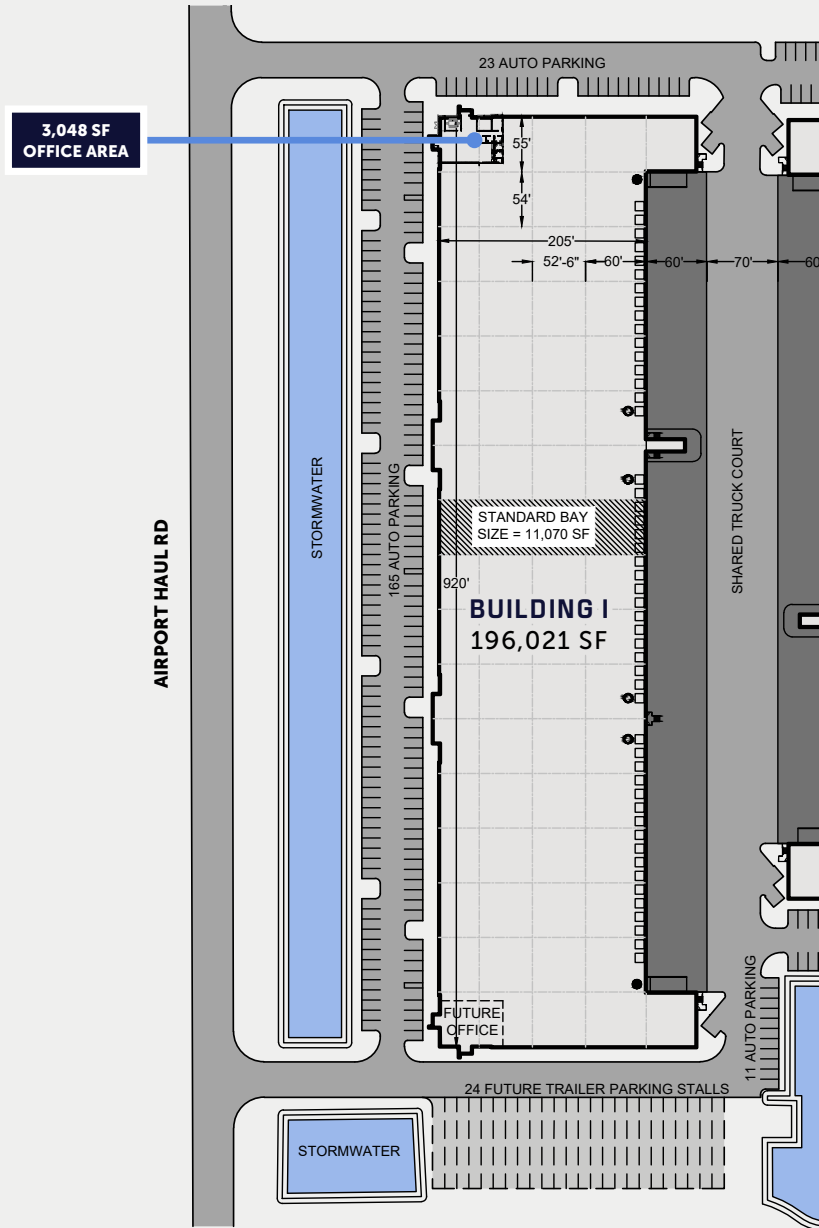
Florida Power & Light

### DATA

Comcast

**BOTH BUILDINGS SEEKING  
LEED® CERTIFICATION**

16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



## BUILDING I 195,021 SF

- 30,000 SF min. divisibility
- 3,048 SF office area
- 32' clear height
- 199 auto parking
- 24 future shared trailer parking
- 54' x 52'6" typical bays
- 52' x 60' speed bays
- 50 docks
- 2 drive-in doors; 4 future
- 7" thick reinforced slab
- 2,400-amp 480 / 277V power service (expandable)
- LEED Silver Certified

**AVAILABLE NOW FOR OCCUPANCY**

**SITE PLAN LEGEND**

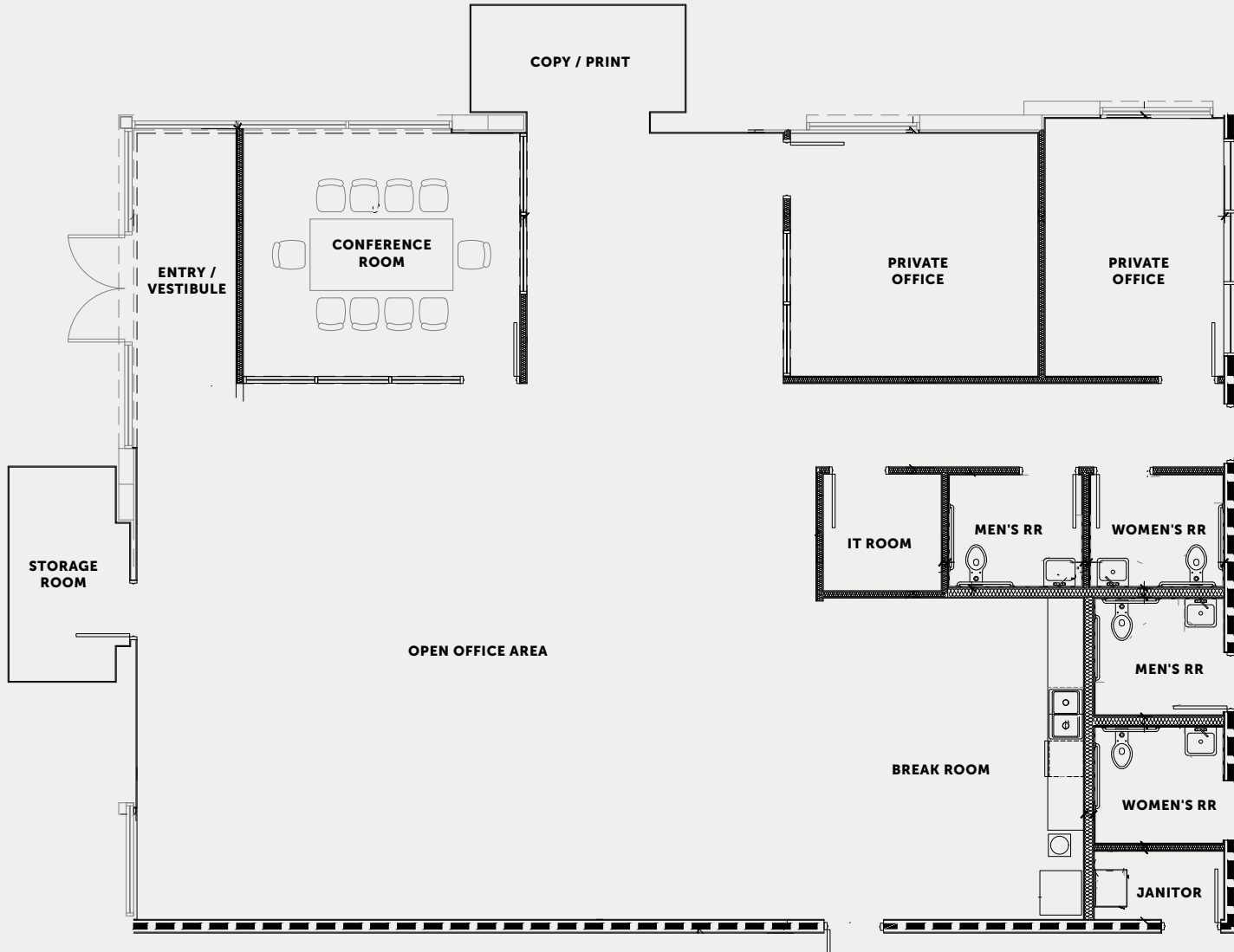
- Drive in door
- Drive-in door (future)
- Equipped dock positions
- Door position
- ▣ Future door position



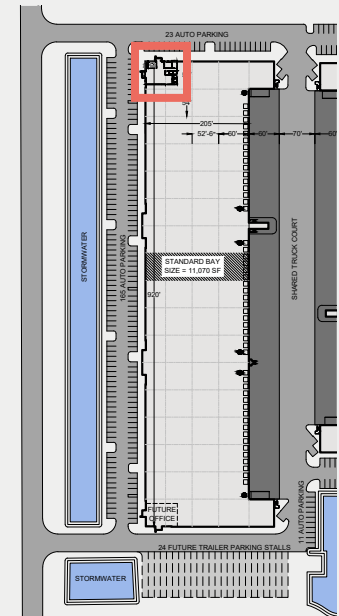
**BUILDING I OFFICE LAYOUT**

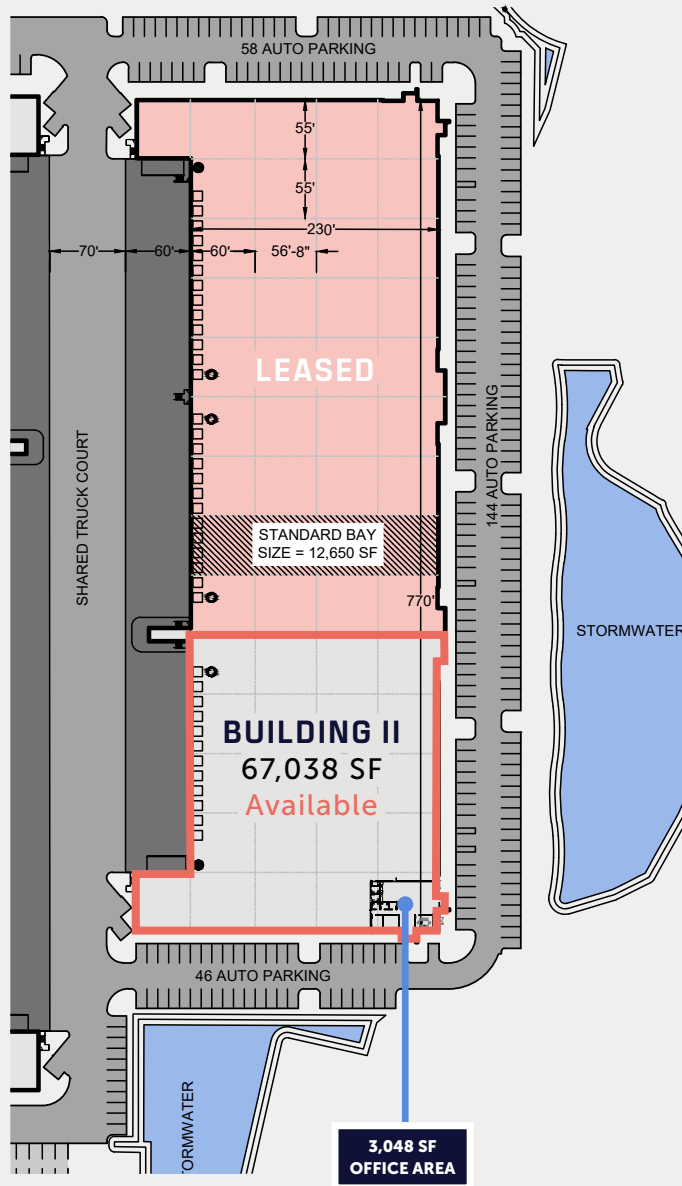


**16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913**



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





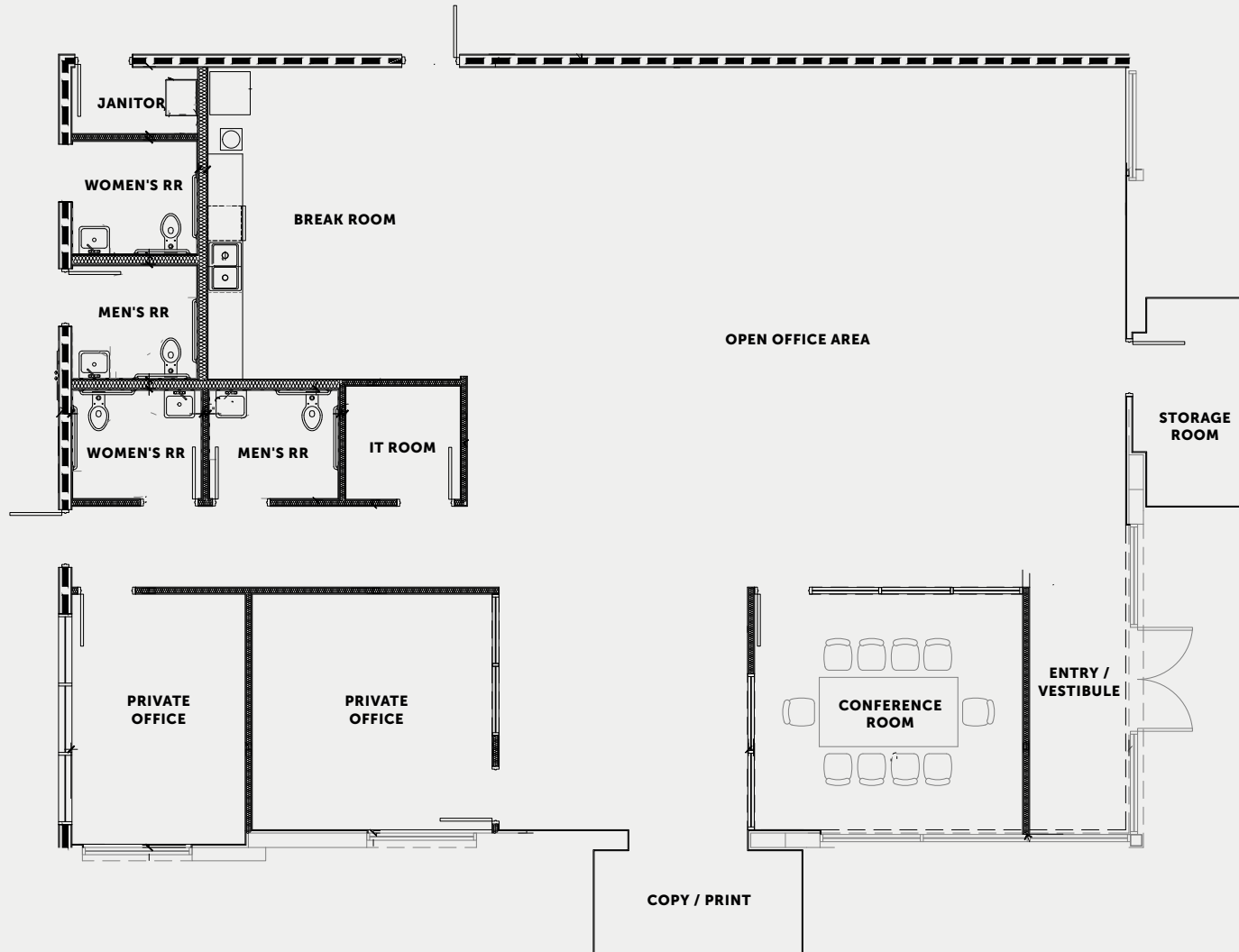
## BUILDING II 67,083 SF AVAILABLE

- 185,216 SF building
- 3,048 SF office area
- 32' clear height
- 190 auto parking
- 24 future shared trailer parking
- 55' x 56'8" typical bays
- 55' x 60' speed bays
- 12 docks available
- 1 drive-in door available
- 7" thick reinforced slab
- 1,200-amp 480 / 277V power service (expandable)
- LEED Silver Certified

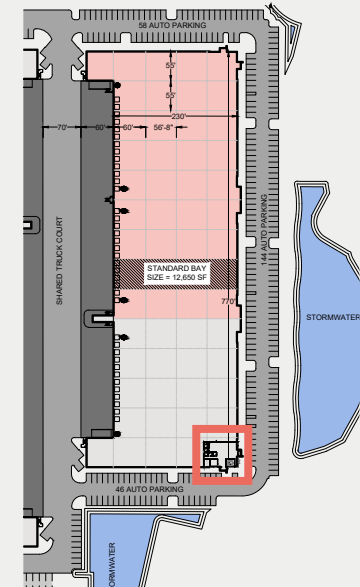
### AVAILABLE NOW FOR OCCUPANCY

#### SITE PLAN LEGEND

- Drive in door
- Drive-in door (future)
- Equipped dock positions
- Door position
- ▣ Future door position



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



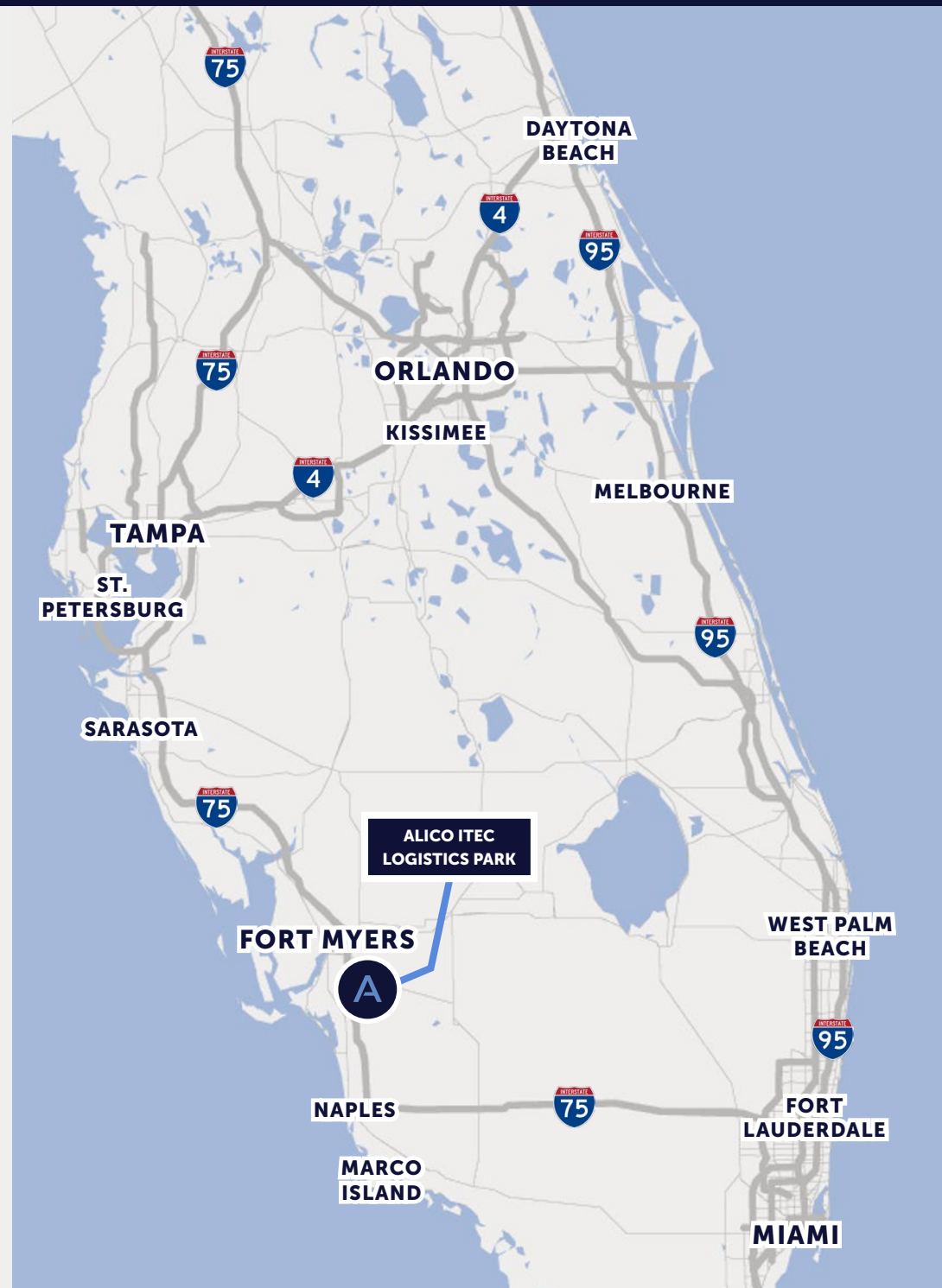
# A

## 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**



SOUTHWEST FLORIDA  
INTERNATIONAL AIRPORT (RSW)

TERMINAL ACCESS RD

BEN HILL GREEN PKWY

INTERSTATE  
75

2.5 miles  
to I-75

ALICO RD

AIRPORT HAUL RD

# Alico ITEC Logistics Park

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

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**AMBROSE**



**CBRE**