

# ALICO LOGISTICS CENTER

16351 LEE ROAD  
FORT MYERS, FLORIDA 33912



# ALICO LOGISTICS CENTER



## Property Facts

|                     |   |
|---------------------|---|
| Address             | 16351 Lee Road<br>Fort Myers, FL 33912    |
| Lease Rate          | Negotiable                                |
| Number of Buildings | Two (2)                                   |
| Total Building SF   | 216,000 SF                                |
| Year Built          | 2023                                      |
| Clear Height        | 32'                                       |
| Column Spacing      | 50' x 40'                                 |
| Building Depth      | 180'                                      |
| Sizes               | Minimum: 27,000 SF<br>Maximum: 108,000 SF |
| Sprinkler           | ESFR                                      |
| Zoning              | IPD<br>(Industrial Planned Development)   |



# Building SHELL DESCRIPTION

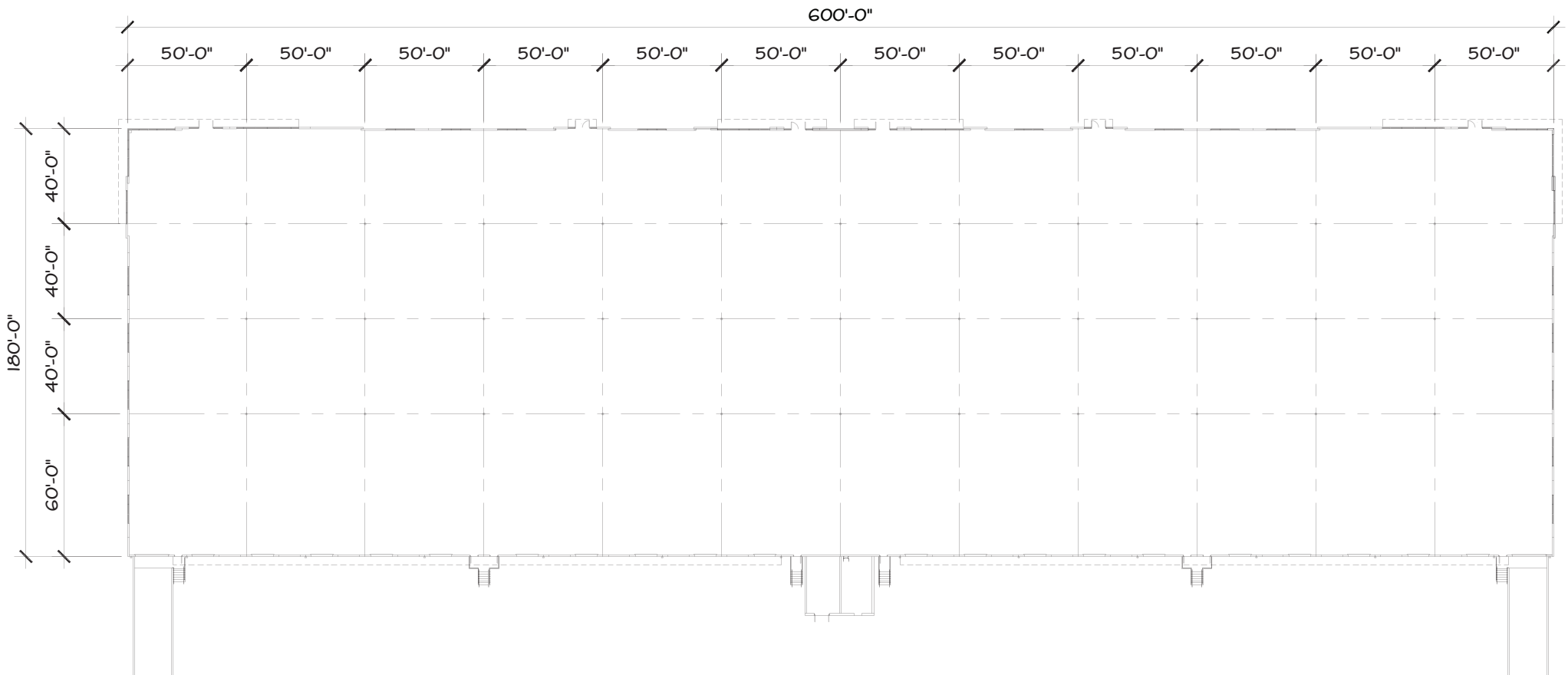


|                      |  |
|----------------------|--|
| BUILDING AREA:       | 216,000 GSF (108,000 GSF Each)   |
| SITE ACREAGE:        | 12.71 Acres  |
| BUILDING DIMENSIONS: | 180' x 600' Rear-Loaded  |
| SPEED BAY:           | 60'  |
| COLUMN SPACING:      | 50' x 40'  |
| CLEAR HEIGHT:        | 32'  |
| LIGHT DUTY PAVEMENT: | 12" stabilized subgrade, 6" agg base, 1.5" bituminous                  |
| HEAVY DUTY PAVEMENT: | 12" stabilized subgrade, 8" agg base, 2" bituminous                    |
| CONCRETE PAVEMENT:   | 12" stabilized subgrade, 7" thick concrete with welded wire fabric     |
| TRUCK COURT:         | 180' deep – 60' concrete apron   |
| AUTO PARKING:        | 252 stalls   |
| FOUNDATIONS:         | Shallow spread footings  |
| SLAB ON GRADE:       | 7" thick unreinforced concrete   |
| EXTERIOR WALLS:      | Site casted concrete tilt panel walls                                  |
| STRUCTURAL STEEL:    | Tube steel columns, white roof deck, grey joists and grinders          |
| STRUCTURAL ROOF:     | Single sloped ¼" per foot to truck court                               |
| ROOFING:             | Mechanically fastened 60 mil TPO membrane with R-10 polyiso insulation |

|                     |  |
|---------------------|--|
| PLUMBING:           | 4" to 6" sanitary sewer along front bay, 2" domestic water along front bay |
| GLASS & GLAZING:    | Four (4) main entrances. Clerestory windows along rear wall per building   |
| DOCK DOORS:         | 20 doors per building  |
| DRIVE-IN DOORS:     | 2 doors per building   |
| FIRE PROTECTION:    | ESFR   |
| ROOF DRAIN SYSTEM:  | Roof gutter and downspouts along dock wall                                 |
| FLOOR SEALER:       | One (1) coat of Ashford formula or equivalent                              |
| ELECTRICAL SERVICE: | 1,200-amp service at 480/277 V-3 phase                                     |
| WAREHOUSE LIGHTING: | Emergency lighting and show lighting                                       |

[CLICK HERE  
TO VIEW  
CONSTRUCTION  
SCHEDULE](#)

# Floor Plan BUILDING 1



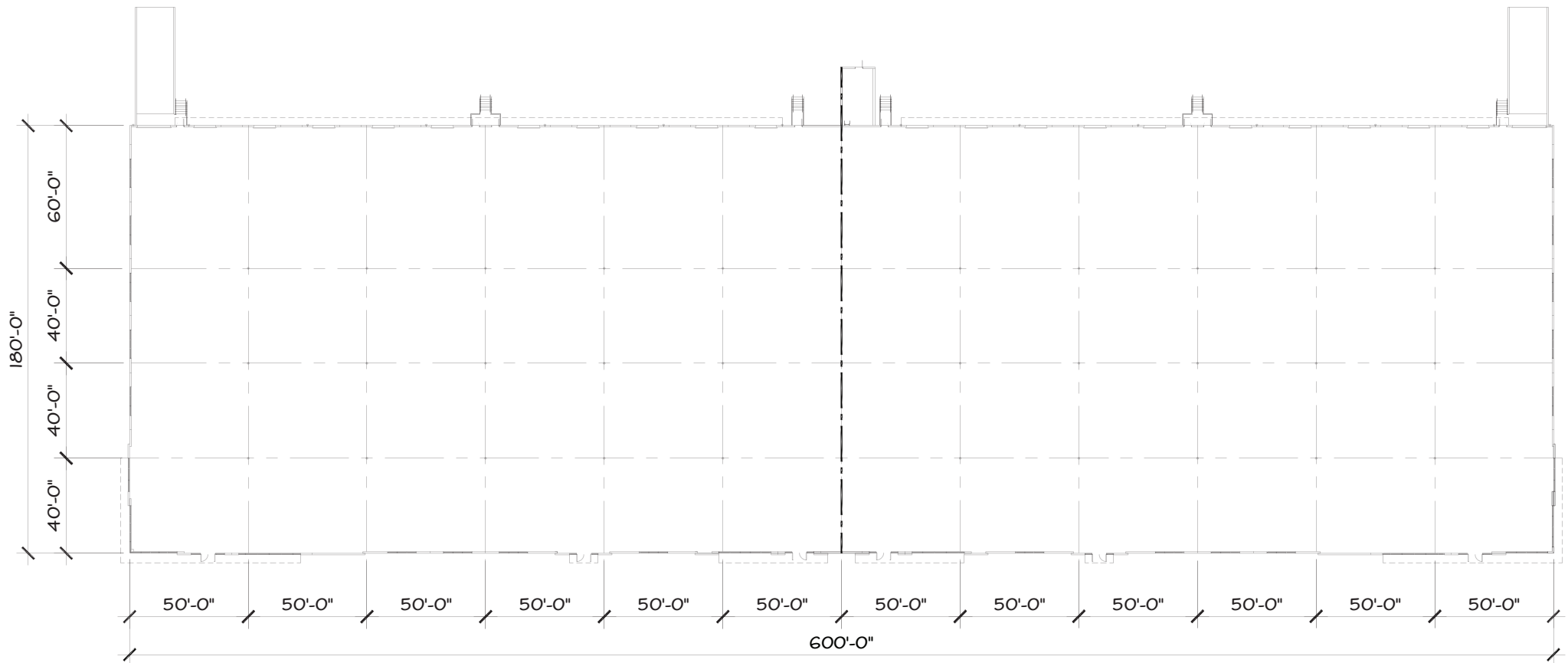
## BUILDING 1 SPECIFICATIONS

108,000 SF Total  
Two (2) Dock Doors\* Via Ramps  
180' x 600'  
122 Parking Spaces

\* Base Building - Fourteen (14)  
Additional Dock Doors Available

**OCTOBER 2023  
DELIVERY**

# Floor Plan **BUILDING 2**



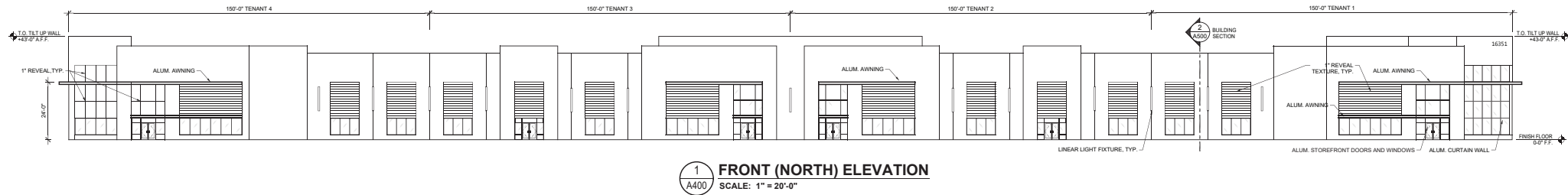
## **BUILDING 2 SPECIFICATIONS**

108,000 SF Total  
Two (2) Dock Doors\* Via Ramps  
180' x 600'  
122 Parking Spaces

\* Base Building - Fourteen (14)  
Additional Dock Doors Available

**OCTOBER 2023  
DELIVERY**

# ELEVATIONS



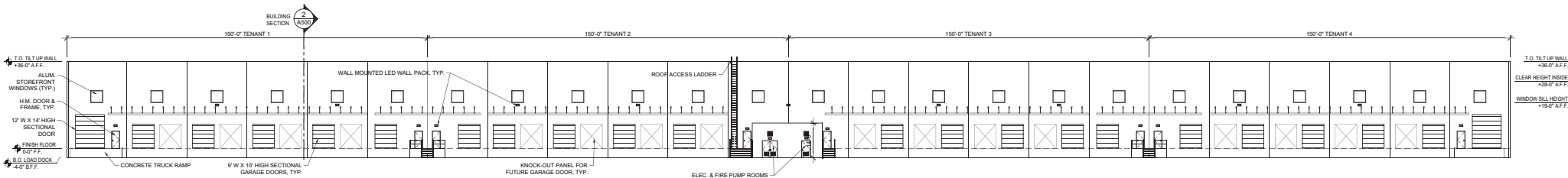
**1 FRONT (NORTH) ELEVATION**  
 SCALE: 1" = 20'-0"



**3 SIDE (WEST) ELEVATION**  
 SCALE: 1" = 20'-0"



**2 SIDE (EAST) ELEVATION**  
 SCALE: 1" = 20'-0"



**4 REAR (SOUTH) ELEVATION**  
 SCALE: 1" = 20'-0"

# OVERALL SITE PLAN

LEE ROAD

99 PARKING SPACES

**BUILDING 1**  
±108,000 TOTAL SF

36 PARKING SPACES

**BUILDING 2**  
±108,000 TOTAL SF

20 PARKING SPACES

99 PARKING SPACES



# LOCATION AERIAL



**SITE**

FREIGHTLINER

rice  
INSULATION & GLASS

CALIFORNIA CLOSETS

BEST HOME SERVICES

Performance Health  
Surgery Center

NEO GENOMICS

Three Oaks Pkwy

75

Terminal Access Rd

Treeline Ave

wayfair

EGT

TRANE

VIVID EV

G&G DELIVERY

Domestic Ave

Lee Rd

Oriole Rd

SEAGATE

LEHMAN

Coca-Cola

Alico Rd

MARJAM

amazon.com

RaceTrac

THE HOME DEPOT

Wawa

Alico Rd

128

FAMILY DOLLAR

7 ELEVEN

GULF COAST TOWN CENTER





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## LEE & ASSOCIATES | NAPLES - FT. MYERS

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