

FOR LEASE

Alico Business Park

16281-16291 Domestic Ave. Fort Myers, FL 33912



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the leasing of Alico Business Park. The property is an industrial park consisting of four total buildings. Two of the buildings were constructed in Phase I, which includes one grade-level and one dock-high building. Pre-leasing has begun for the additional two buildings with an expected delivery date of late July 2022. All units in the proposed building are presented as vanilla shell and are equipped with a small office ranging from 300-500 square feet and 2 restrooms with 3 phase power. The park is located in a very active industrial development area. Alico Business Park is located two miles from I-75, providing quick and easy access to the interstate.

Property Highlights

Address	16281-16291 Domestic Avenue Fort Myers, FL 33912
Year Built	2020 / 2021 / 2022
Total SF	174,600 SF
Available SF	14,550 SF
Lease Rate (PSF)	\$12.50 NNN
Total Buildings	Four (4)
Land Area	24 Acres
Zoning	IPD (Industrial Planned Development)
Submarket	S Fort Myers / San Carlos
Property Type	(2) Dock High Industrial (2) Grade-Level Industrial
Roll Up Doors	16 per building (12' x 14')
Clear Height	18' - Grade-Level



Alico Business Park

Lease Rate: \$12.50 NNN



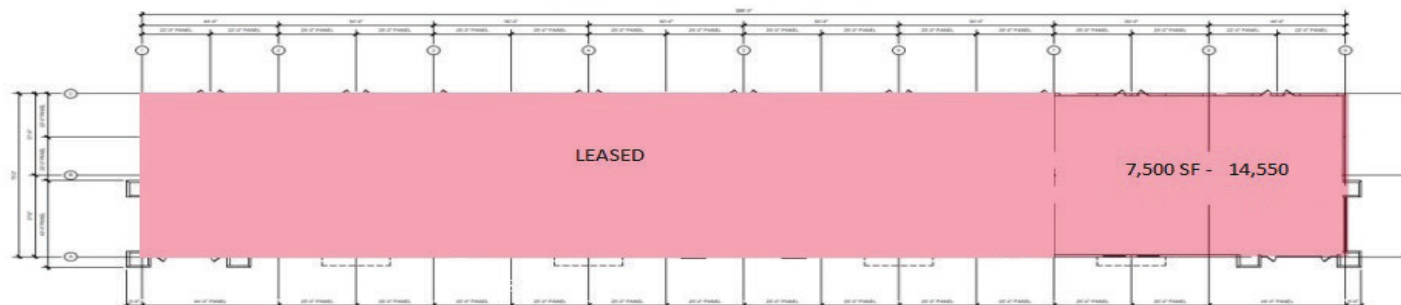
CUSHMAN & WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Proposed Buildings | Pre-Leasing

Unit	SF	Lease Rate	CAM
Grade-Level Building	7,500-14,550 SF	\$12.50 NNN	\$2.25 / SF

Grade-Level - 29,100 SF Total



Alico Business Park is a prime location in a high-density industrial corridor. Domestic Ave. connects to Alico Rd. which leads to I-75 and is located just minutes from the Southwest Florida International Airport.

The 16.1 million square feet of industrial space in the S Fort Myers / San Carlos submarket represents more than a third of the Fort Myers market's total industrial inventory. The property is located in an industrial trade area with new development and warehouse construction.

Alico Business Park is strategically positioned with easy access for multi-modal shipping. The proximity to I-75 and the Southwest Florida International Airport is beneficial for manufacturing and distribution.



Gary Tasman

CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



Shawn Stoneburner

Senior Director
+1 239 489 3600
sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com