

FREESTANDING FLEX BUILDING

17161 ALICO CENTER RD..
FORT MYERS, FL 33967

IMMEDIATE OCCUPANCY!



FOR LEASE: \$7,500/Month + Sales Tax

ABOUT THE PROPERTY

One of two freestanding buildings on a 1.41±-acre site. 2051± SF area includes office, kitchenette/break room, conference/training room, production office, two office restrooms, and one warehouse restroom with shower. 5,214± SF of main warehouse with mezzanine and six 12' x 14' roll up doors (3 per side) which allows for pass-through entrance/exit. The smaller 535± SF separate warehouse space has a 12" x 12' roll up door. The property has a truck court, 3-phase power and clear span warehouse space with a 17-foot clear height.

PROPERTY FEATURES

- Size: 7,800± SF (Office: 2,051± SF / WH: 5,749± SF)
- Ceiling Height: 17'
- O/H Doors: Six 12' x 14' and two 12' x 12'
- Zoning: IL - Light Industrial (Lee County)
- Year Built: 2004
- Property ID: 08-46-25-53-00000.0240
- Prime Alico Road corridor location midway between I-75 and US 41.



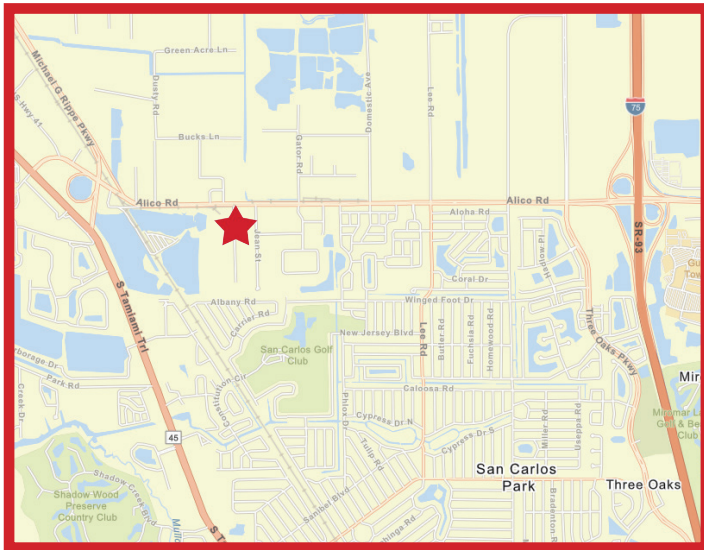
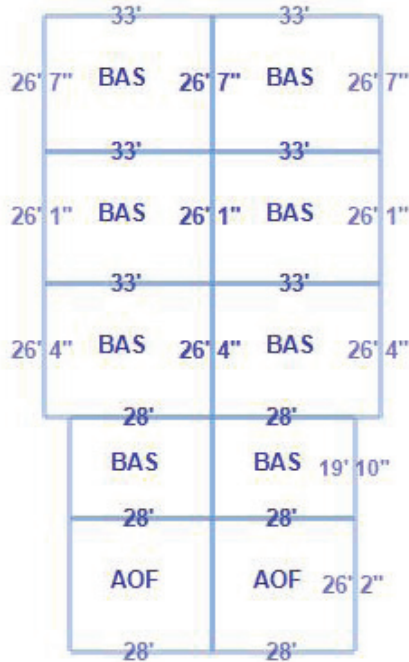
JIM BOBACK, CCIM
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FLOOR PLAN



2019 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|----------|
| Population | 3,423 | 38,381 | 86,791 |
| # Households | 1,315 | 15,947 | 37,553 |
| Median HH Income | \$50,614 | \$63,151 | \$65,424 |
| Median Age | 38.5 | 48.4 | 52.2 |

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