

FREE STANDING BUILDING

17161 ALICO CENTER RD.
FORT MYERS, FL 33967



FOR LEASE: \$11,050/MONTH

ABOUT THE PROPERTY

One of two freestanding buildings on a 1.4-acre site. 2,700± SF* area includes multiple offices, reception/lobby, kitchen/breakroom, conference/training room, production office, two office restrooms, and one warehouse restroom with shower. 5,000± 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 property has a truck court, 3-phase power and clear span warehouse space with 17-foot clear height.

PROPERTY FEATURES

- ▣ Size: 7,800± SF (Office / WH)
- ▣ 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.



Industrial Flex Use

*The smaller 550± SF separate warehouse spaces have a 12"x 12' roll up door and were converted to office space and could be easily retrofitted back to warehouse space.

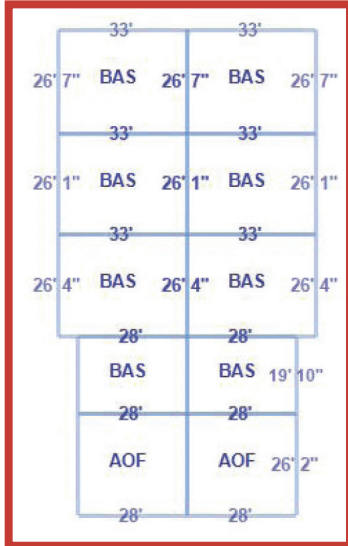
JIM BOBACK, CCIM
Broker

C 239-565-2616
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

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FLOOR PLAN



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