



FOR SALE
 17041 ALICO
 COMMERCE COURT
 FORT MYERS, FL 33967

Building Information: A free-standing 11,100 sq. ft. flex building consisting of 6,990/sf of finished office space and 4,110/sf total warehouse space . . . ALL under air . . . The space is accessible via 4 storefront glass doors with 17 private offices, 3 conference rooms, 9 restrooms (each containing 2 fixtures) and 3 warehouse spaces with four 14 x 14 roll-up garage doors. A concrete roof (resurfaced Jan. 2021) with Solar/Photovoltaic cells provides free electricity, reducing electric bill. The building sits on approximately .93 acres of land with 24 parking spaces (includes 1 HC space).

Location: Located within the Alico Commerce Center midway between I-75 and US 41.

Note: Available for occupancy May 1, 2022 . . . please call for details . . . **please do not disturb the Tenant!**

Sale Price: **\$1,600,000.00** (\$144.14/sf)

Gross Building Area: 11,100/sf

Land Size: .93 Acres

Parking Spaces: 24 (incl. 1 HC)

Property Taxes \$9,095.77 (2020)

Year Built: 2004

Zoned: IPD

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