

# ALICO TRADE CENTER

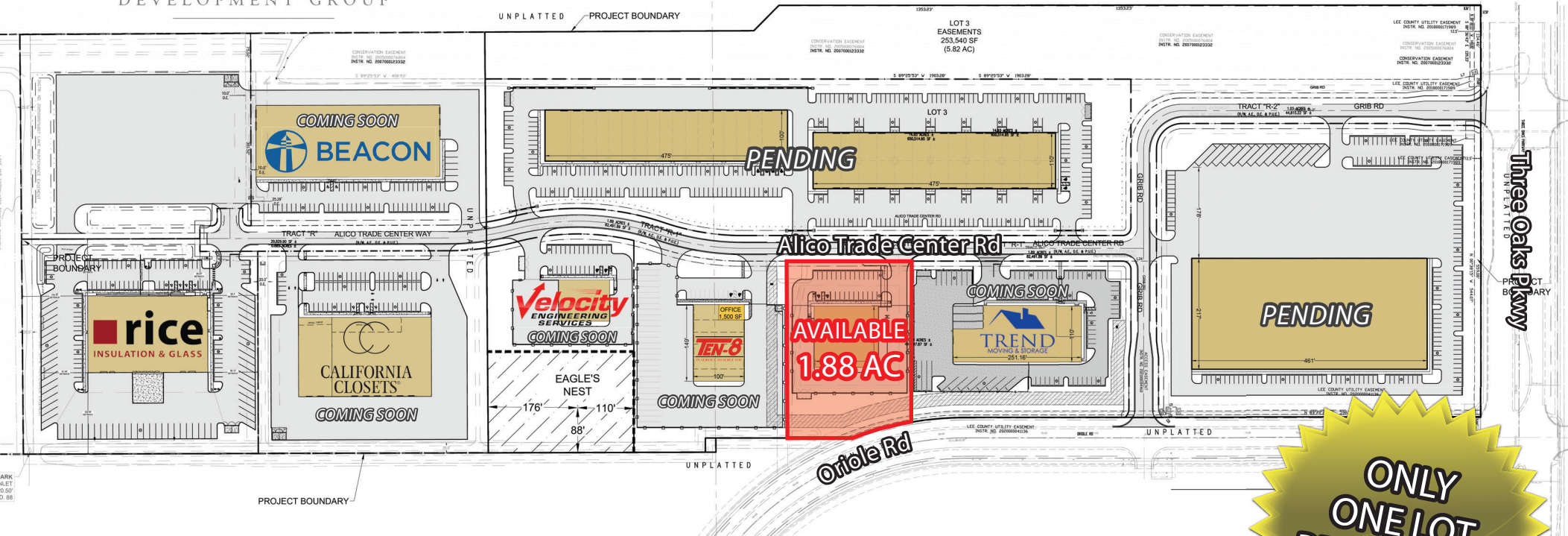
9001 ALICO TRADE CENTER ROAD, FORT MYERS, FL 33912

1.88± ACRES - INDUSTRIAL | BUILDING SIZES RANGING FROM 8,000 SF TO 100,000 SF



## Seagate Development Group will Build-to-Suit For Sale or Lease

Pricing: \$12.00 / SF



Offered Exclusively by Lee & Associates  
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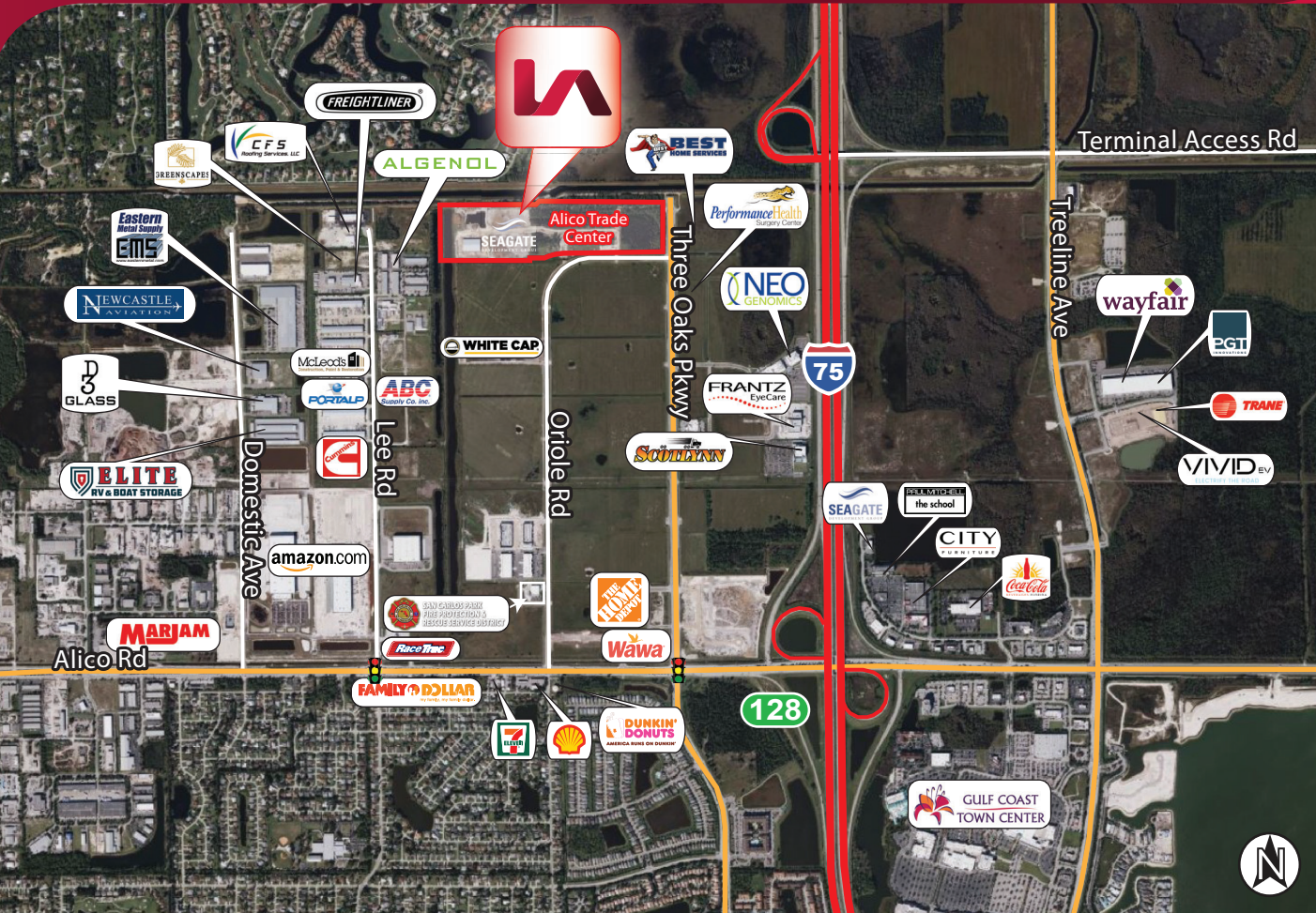
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## LOCATION FEATURES

- Alico Trade Center is the newest premier Business Park in the fastest growing commercial corridor in Fort Myers, located 1-mile west of Alico Road (Exit 128)
- Alico Trade Center is the perfect location to service all of Southwest Florida and is just 20-minutes north of Collier County and 5-minutes from the Southwest International Airport

40± Usable acres, zoned IPD with tracts available for industrial and office uses. Master Storm Water Mgmt System permit already in place (*can file for development order immediately and begin construction within 6 months*). A significant cost and time savings compared with competing sites.

## PROPERTY HIGHLIGHTS

- ◆ READY TO BUILD with Utilities Stubbed to Site
- ◆ OFF-SITE WATER RETENTION
- ◆ CC & R'S DESIGN GUIDELINES
- ◆ SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- ◆ FULLY IMPROVED LOTS

DEVELOPED BY:



**SEAGATE**  
DEVELOPMENT GROUP

SeagateDevelopmentGroup.com

YOUR LOCAL MARKET EXPERT

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