

ALICOITECLOGISTICSPARK.COM

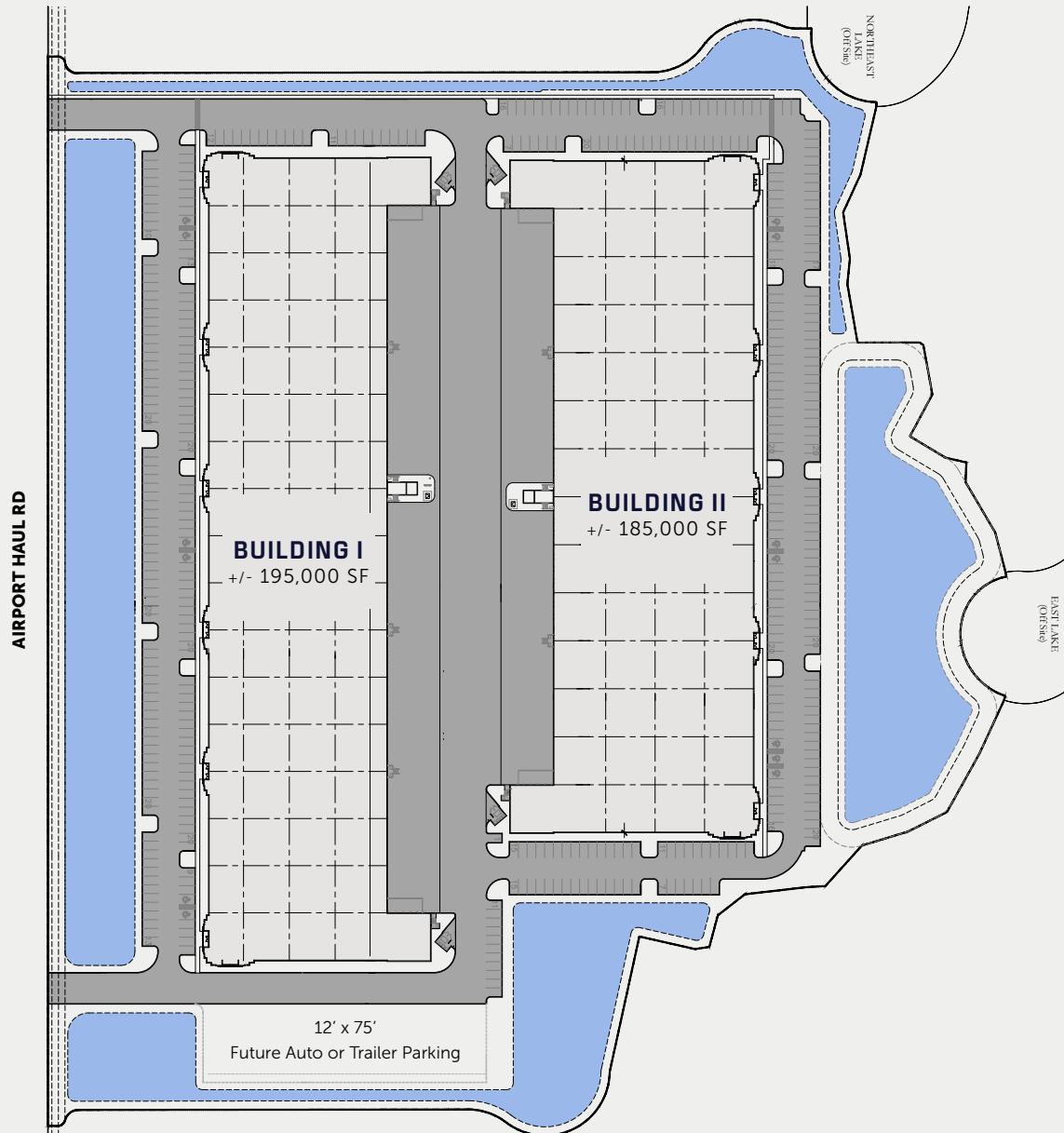
Alico ITEC Logistics Park

25-ACRES LOCATED IN FT. MYERS, FL

22,500 - 195,000 SF spaces available

BUILDING I: +/- 14 acres

BUILDING II: +/- 11 acres



Building I

Q1 2024

Site Mobilization

Q4 2024

Available for Fixturing

Q4 2024

Building Completion

Building II

Q1 2024

Site Mobilization

Q4 2024

Available for Fixturing

Q4 2024

Building Completion

WATER & SEWER

Lee County Utilities

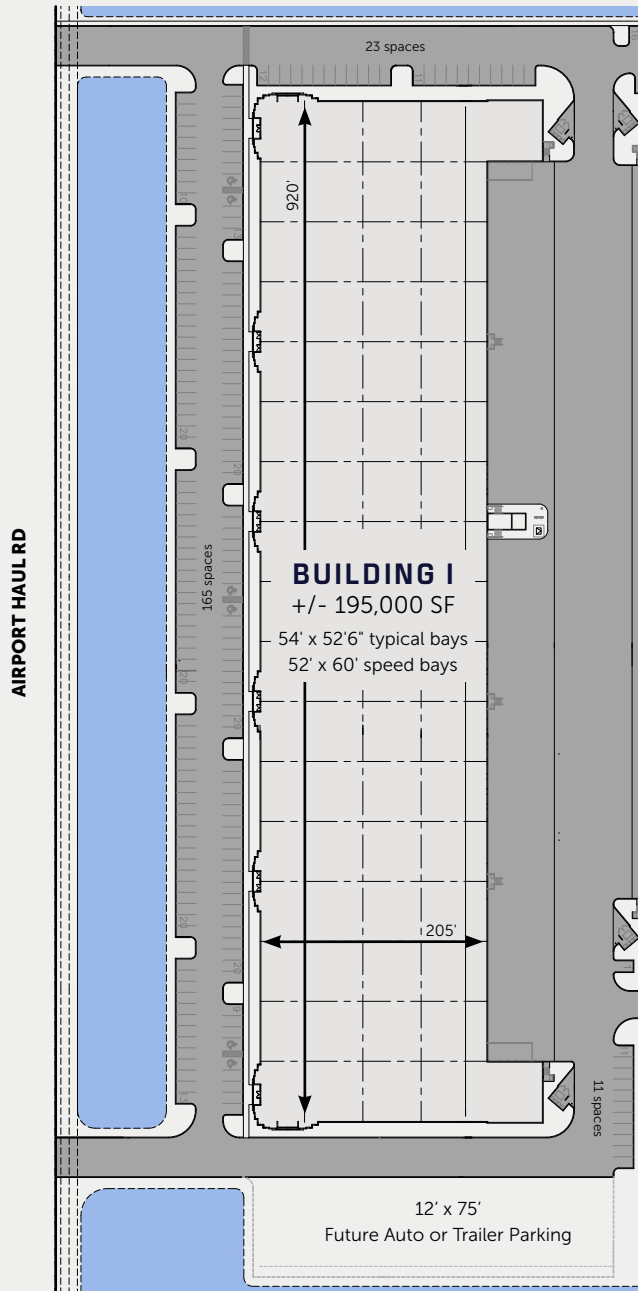
ELECTRIC

Florida Power & Light








DATA

Lumen Technologies

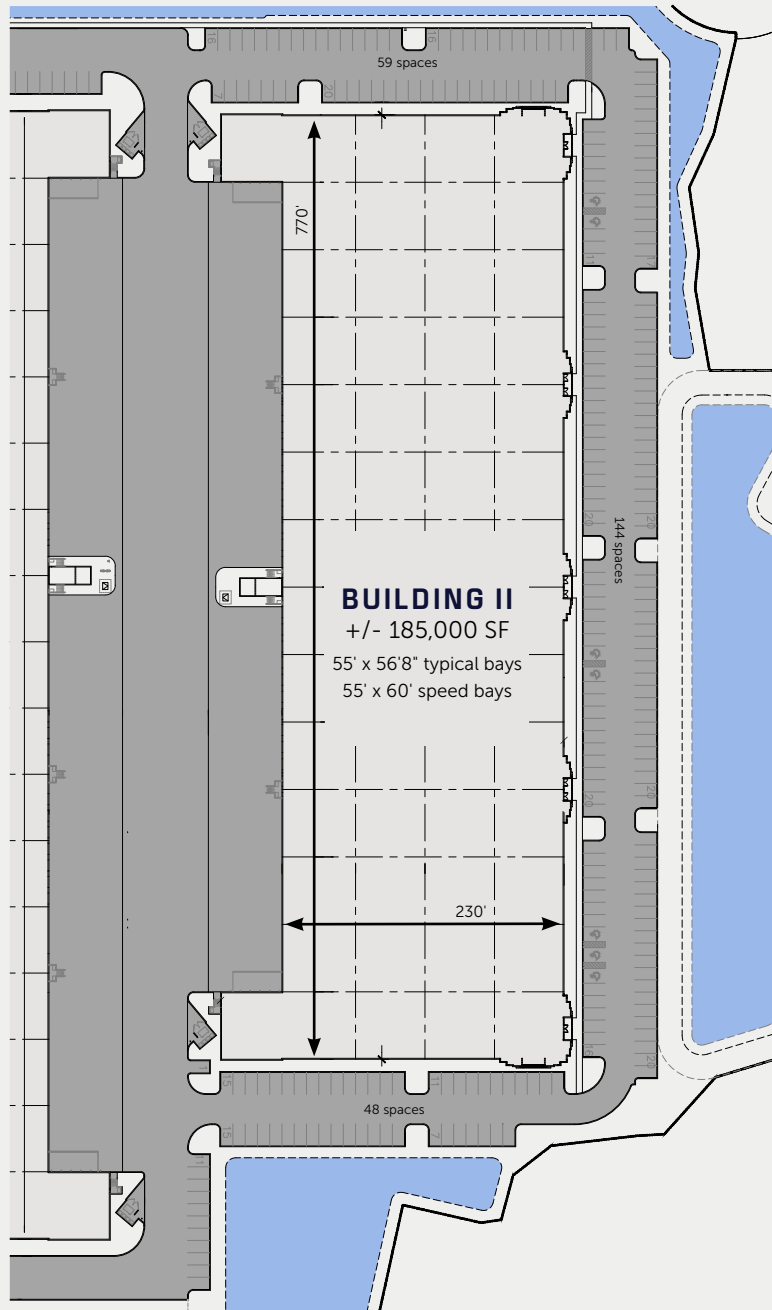
BOTH BUILDINGS SEEKING LEED® CERTIFICATION



195,000 SF








-  199 auto parking
-  28 future shared trailer parking
-  32' clear height
-  50 docks
-  2 drive-in doors
-  7" thick unreinforced slab
-  One 1,200-amp service

SEEKING LEED® CERTIFICATION



BUILDING II
 +/- 185,000 SF
 55' x 56'8" typical bays
 55' x 60' speed bays

185,000 SF

-  251 auto parking
-  28 future shared trailer parking
-  32' clear height
-  38 docks
-  2 drive-in doors
-  7" thick unreinforced slab
-  One 1,200-amp service

SEEKING LEED® CERTIFICATION

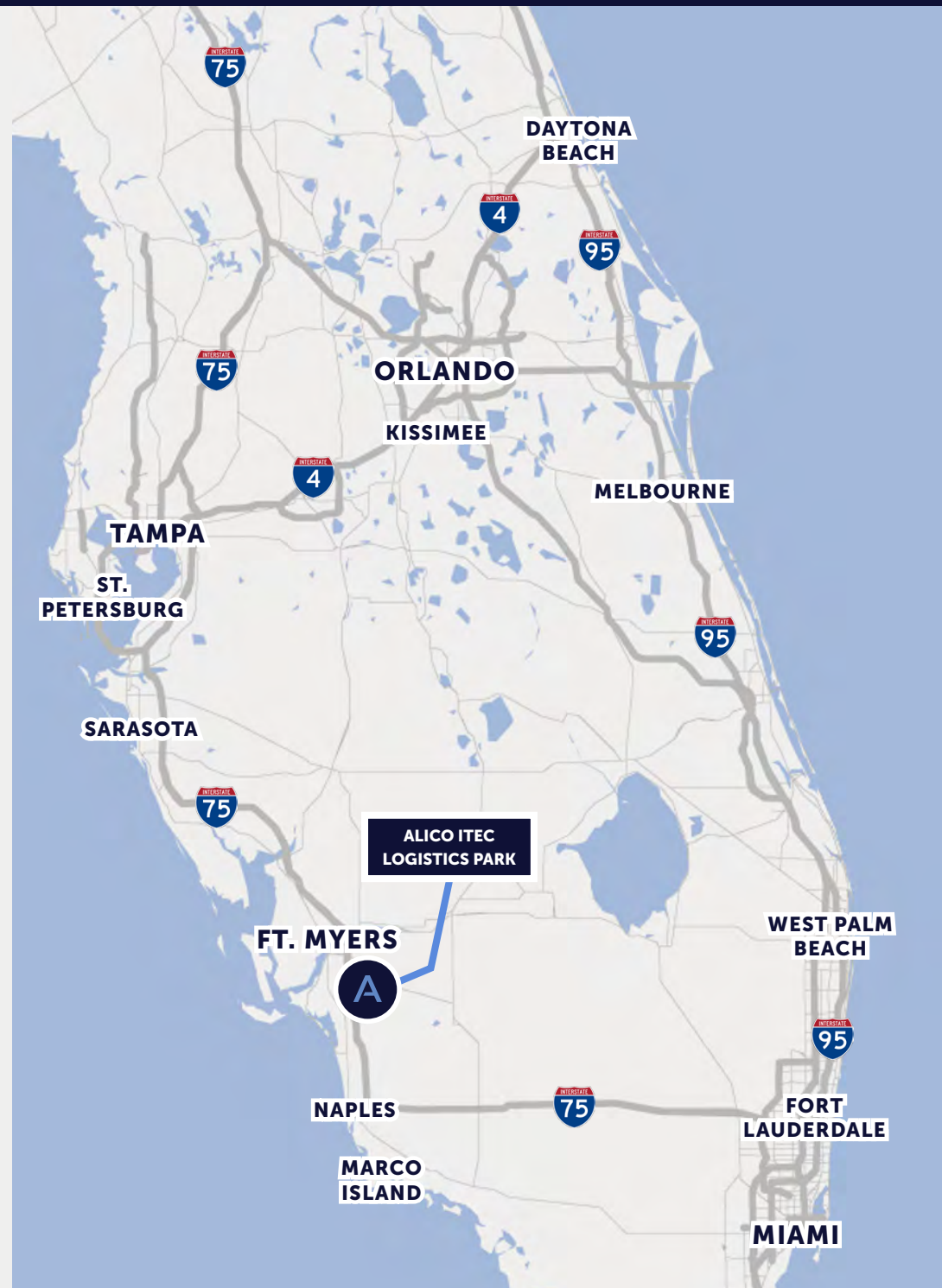
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ACCESS & LABOR

Located just south of the Southwest Florida International Airport, **Alico ITEC Logistics Park offers easy access to the entire west coast of Florida via I-75** and a two-hour drive time to the Tri-County south Florida market.

- Located in Ft. Myers, Florida, Lee County
- **2.5 miles to I-75**
- Situated **directly south of the RSW Southwest Florida International Airport**, home to FedEx and UPS hubs
- Two-hour drive time to Tri-County south Florida market and three-hour drive time to the Orlando Metropolitan Market
- **Mixed-Use Planned Development (MPD) zoning** that allows, but is not limited to, large warehousing, distribution centers, high cube, whole sale establishments, and retail/wholesale sales
- Ideal configuration for bulk distribution and local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks as a **best state for business**





SOUTHWEST FLORIDA
INTERNATIONAL AIRPORT (RSW)



BEN HILL GRIFFIN PKWY

TERMINAL ACCESS RD

AIRPORT HAUL RD

2.5 miles

ALICO RD



Alico ITEC Logistics Park

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AMBROSEPG.COM

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AMBROSE

