

DOMESTIC AVENUE HEAVY INDUSTRIAL

ALICO CORRIDOR - FORT MYERS, FL

LSI
COMPANIES



ALICO ROAD AADT :47,500±



DOMESTIC AVE.

NORTH INDUSTRIAL CT.

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

OFFERING SUMMARY

Property Address: 7958 USA Industrial Drive
Fort Myers, FL

County: Lee (Unincorporated)

Property Type: Vacant Industrial

Property Size: 8.72± Acres
151,000± Sq. Ft. Approved on
parcel

Zoning: IPD

Future Land Use: Industrial

Permits in Place: (ERP) Permit No. 36-102320-P

Utilities Available: County Water/Sewer

STRAP Number: 5462500010005100

LIST PRICE

\$7,000,000

FILLED TO GRADE PAD PRICE PSF

\$18.42 PSF

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Justin Thibaut, CCIM - jthibaut@lsicompanies.com

Alexis North, CCIM - anorth@lsicompanies.com

239.489.4066

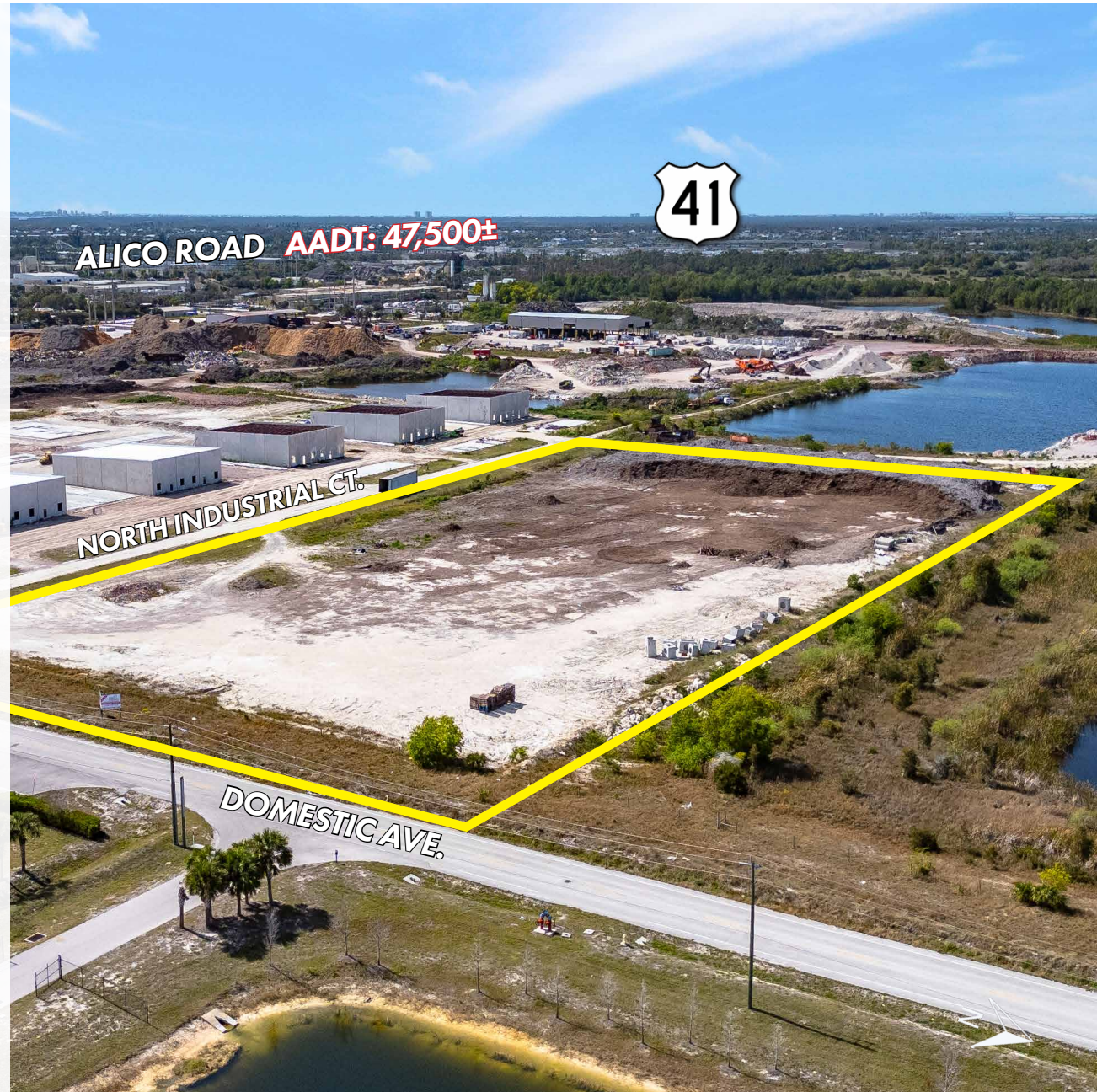
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LSI Companies is pleased to present “Domestic Avenue Heavy Industrial”, a exclusive industrial development opportunity in Southwest Florida.

The property is comprised of 8.7± acres, filled to grade with existing entitlements and off-site stormwater management in place and will be delivered with road infrastructure and utilities in-place. This is one of the last remaining undeveloped parcels with **HEAVY INDUSTRIAL** approved uses. The subject is part of an overall 88± Industrial Planned Development (Gator-Domestic Industrial IPD) and is approved for 700,000 sq. ft. in total.

The property is centrally located within the tri-county area of Lee, Collier, and Charlotte Counties, only a few minutes away from I-75, US-41, and Southwest Florida International Airport (RSW), surrounded by notable industrial and commercial users, including Amazon, Eastern Metal Supply, Scotlynn and more.

This offering provides an opportunity for large-scale industrial distribution facilities, corporate headquarters, and rare heavy industrial users f seeking quick access to major thoroughfares. Its proximity to I-75 allows access to 90% of Florida within a 3± hour drive.



PROPERTY HIGHLIGHTS



ZONED

Gator-Domestic Industrial Center IPD/ Z-21-016

- Approved for both Heavy and Light Industrial uses

PROPERTY ACCESS

- Access in-place along Gator Road, a privately owned and maintained road
- Future private ROW "North Industrial Ct" under construction

DEVELOPMENT REGULATIONS

- Max building height: 45' ft
- Max site coverage: 40%
- Open space requirement: 15%
- Property to be delivered filled to grade with road, utility and off site master stormwater infrastructure in place

ENTITLEMENTS:

- The overall IPD is approved for up to 700,000 sq. ft. of heavy industrial and commercial development
 - Potential to develop up to 151,000± Sq. Ft. of development on the subject parcel
- Off-site stormwater management & ERP in place

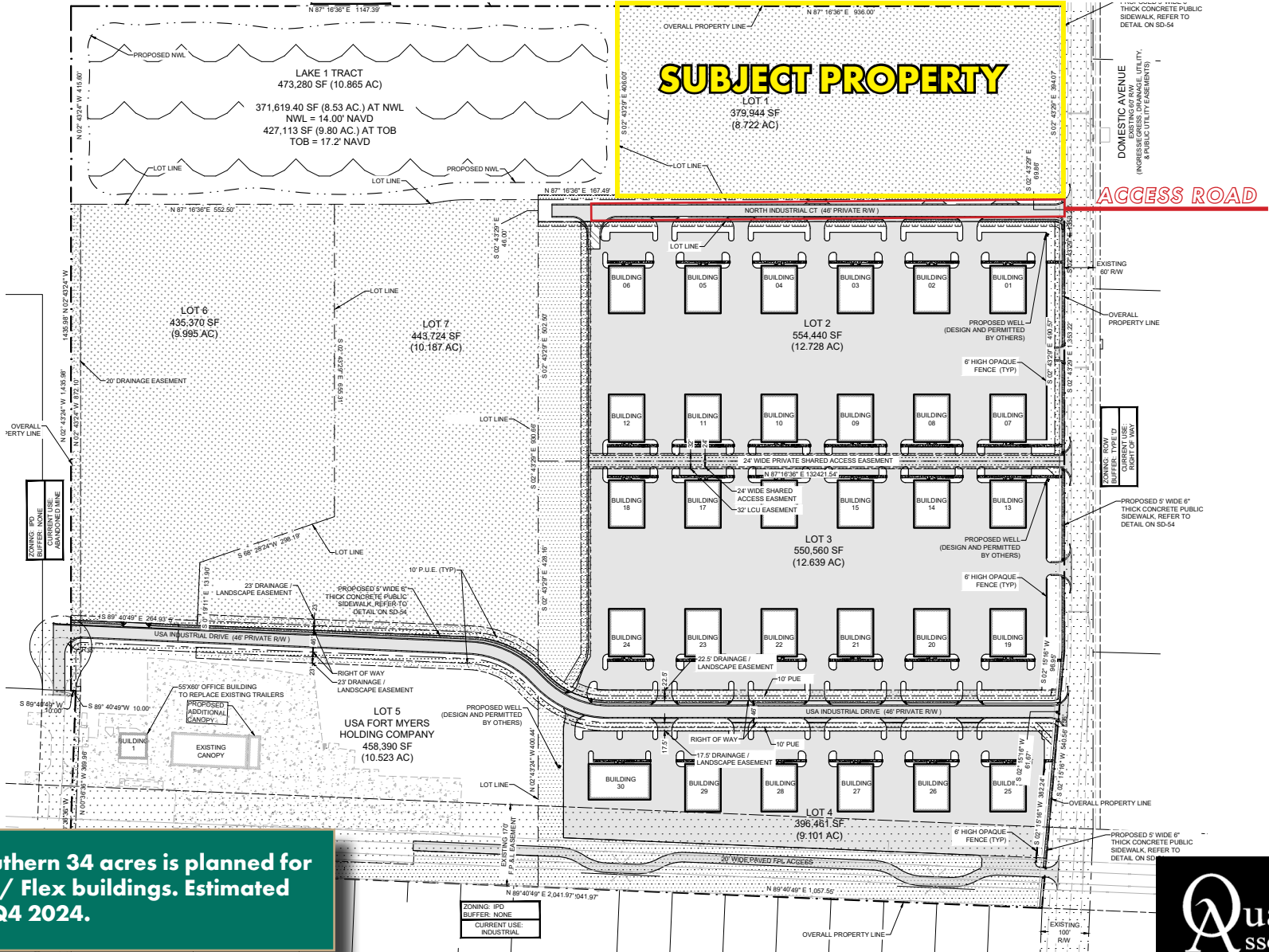


- Freight and cargo handling establishments
- Cold storage, pre-cooling, warehouse, and processing plant
- Recycling facilities
- Contractors and builders (All groups)
- Manufacturing facilities, not limited to:
 - Electrical machinery and equipment
 - Rubber and plastic products
 - Textile mill products
 - Apparel products
- Storage (indoor; open)
- Vehicle and equipment dealers (Group V: Construction)
- Transportation services (Groups II, III, IV)
- Building material sales
- Warehouse (Mini, private, public)
- Parking lot (Accessory, commercial, public, temporary)

* A full list of approved uses is available upon request



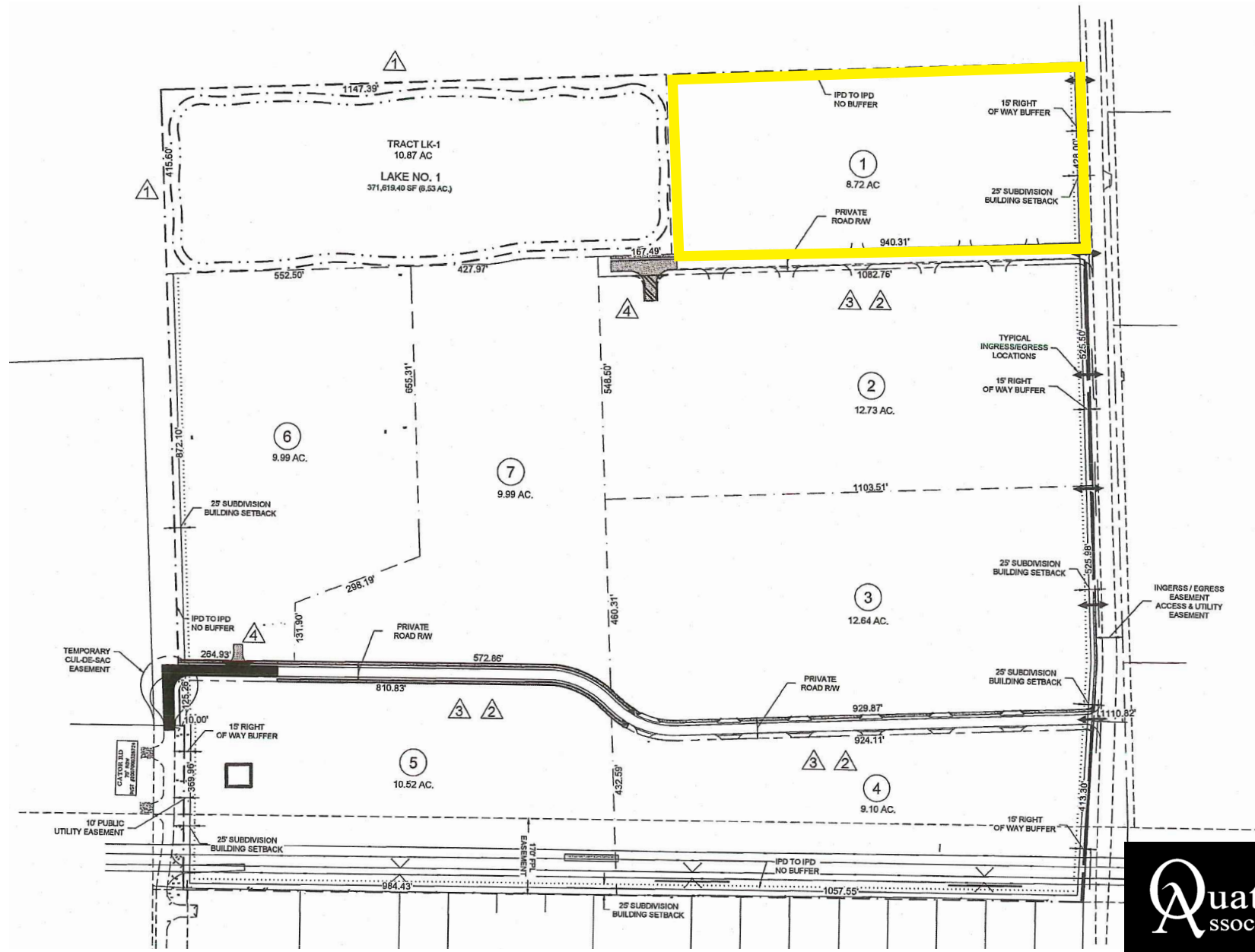
SITE PLAN



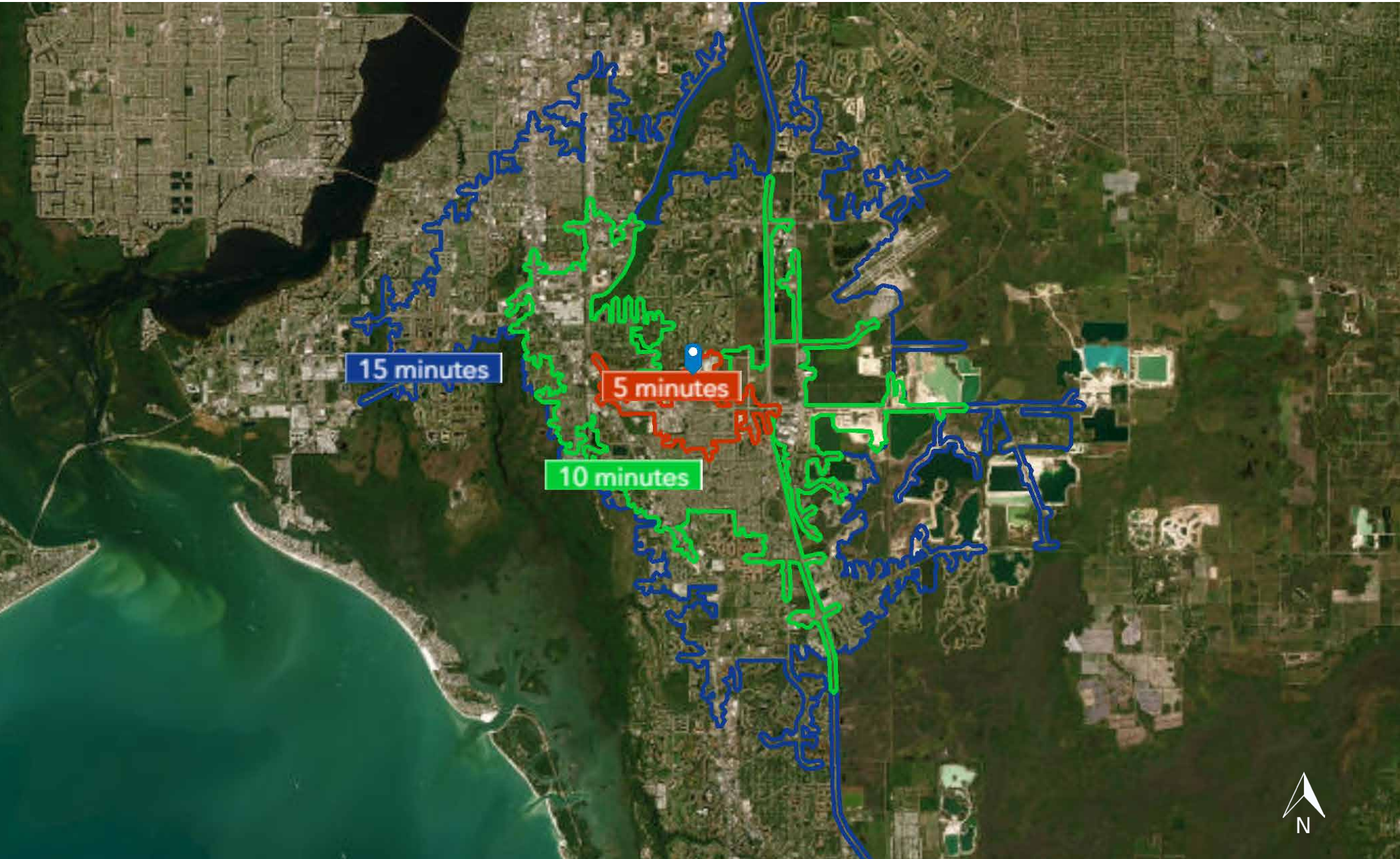
Adjacent southern 34 acres is planned for 30 industrial/ Flex buildings. Estimated completion Q4 2024.



SITE PLAN



DRIVE TIME MAP



THREE OAKS EXTENSION

Three Oaks Parkway currently connects from Livingston Rd. in South Naples, through Imperial Pkwy in Bonita Springs, and ends at Alico Rd in Fort Myers. The 4-lane, divided highway is ultimately planned to extend to Daniels Parkway in Fort Myers. This will alleviate increasing congestion due to the rise of developments and influx of residents the area is experiencing

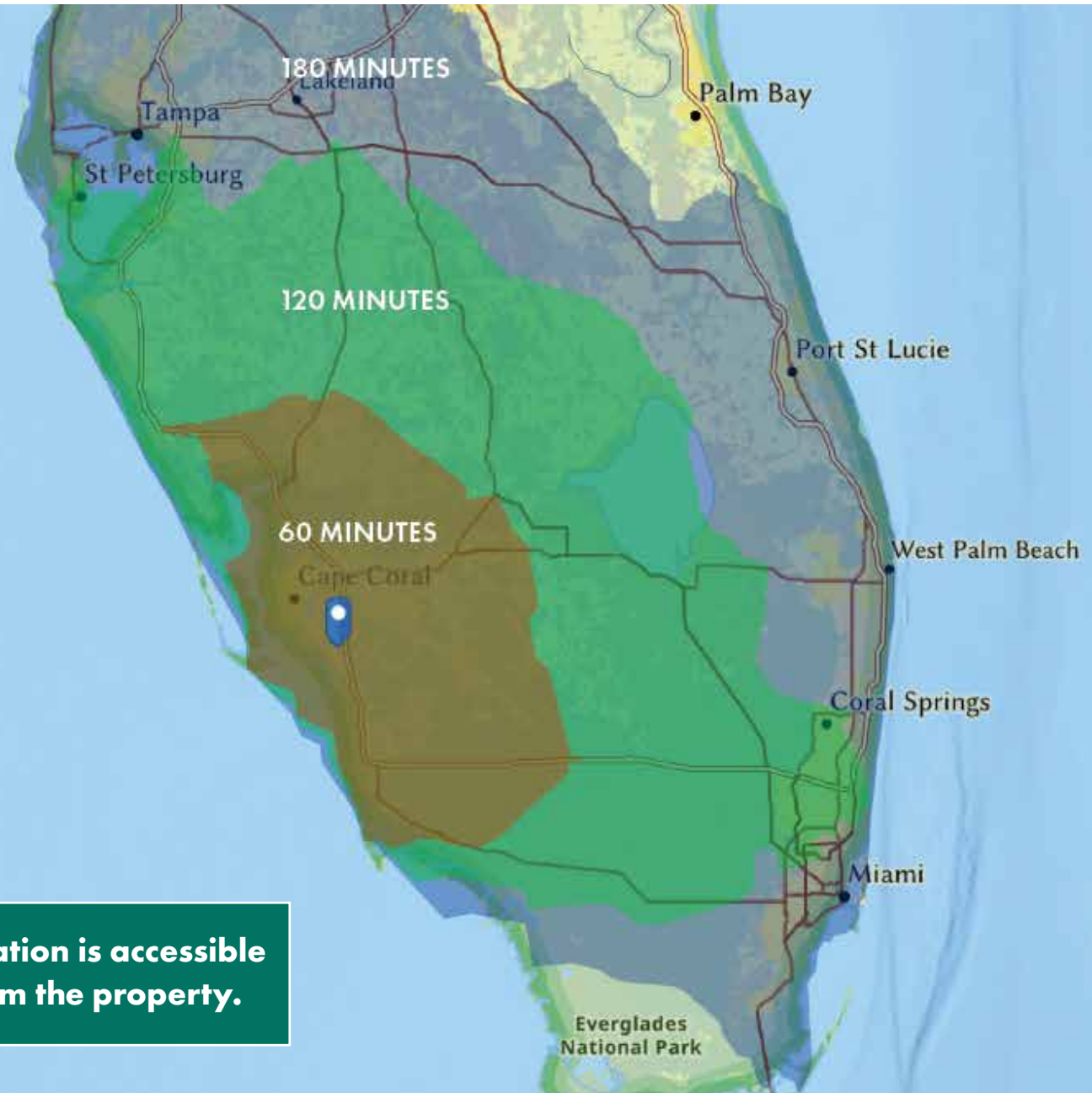
Phase 1 segment of the extension will begin North of Alico Road and will end at Indian Pony Drive.

Phase 2 segment will begin at Indian Pony Drive and will lead to Daniels Parkway. Daniels Parkway will be widened from a 6-lane divided highway to an 8-lane divided highway.

The extension project began in the summer of 2023 and is estimated to be completed in 2026.

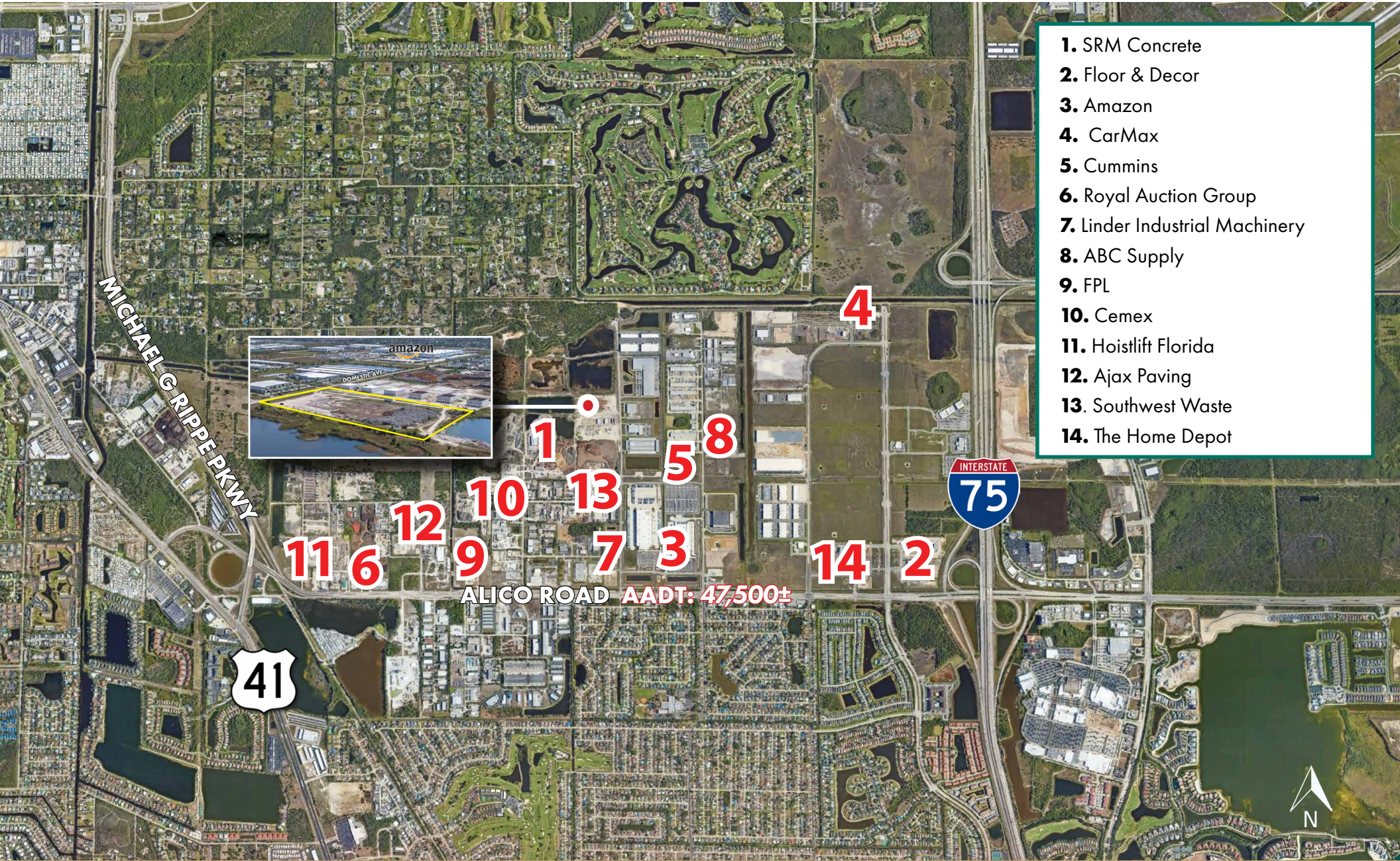


DISTRIBUTION RADIUS



90% of the Florida population is accessible within a 3± hour drive from the property.

NEARBY DEVELOPMENT MAP



- 1. SRM Concrete
- 2. Floor & Decor
- 3. Amazon
- 4. CarMax
- 5. Cummins
- 6. Royal Auction Group
- 7. Linder Industrial Machinery
- 8. ABC Supply
- 9. FPL
- 10. Cemex
- 11. Hoistlift Florida
- 12. Ajax Paving
- 13. Southwest Waste
- 14. The Home Depot

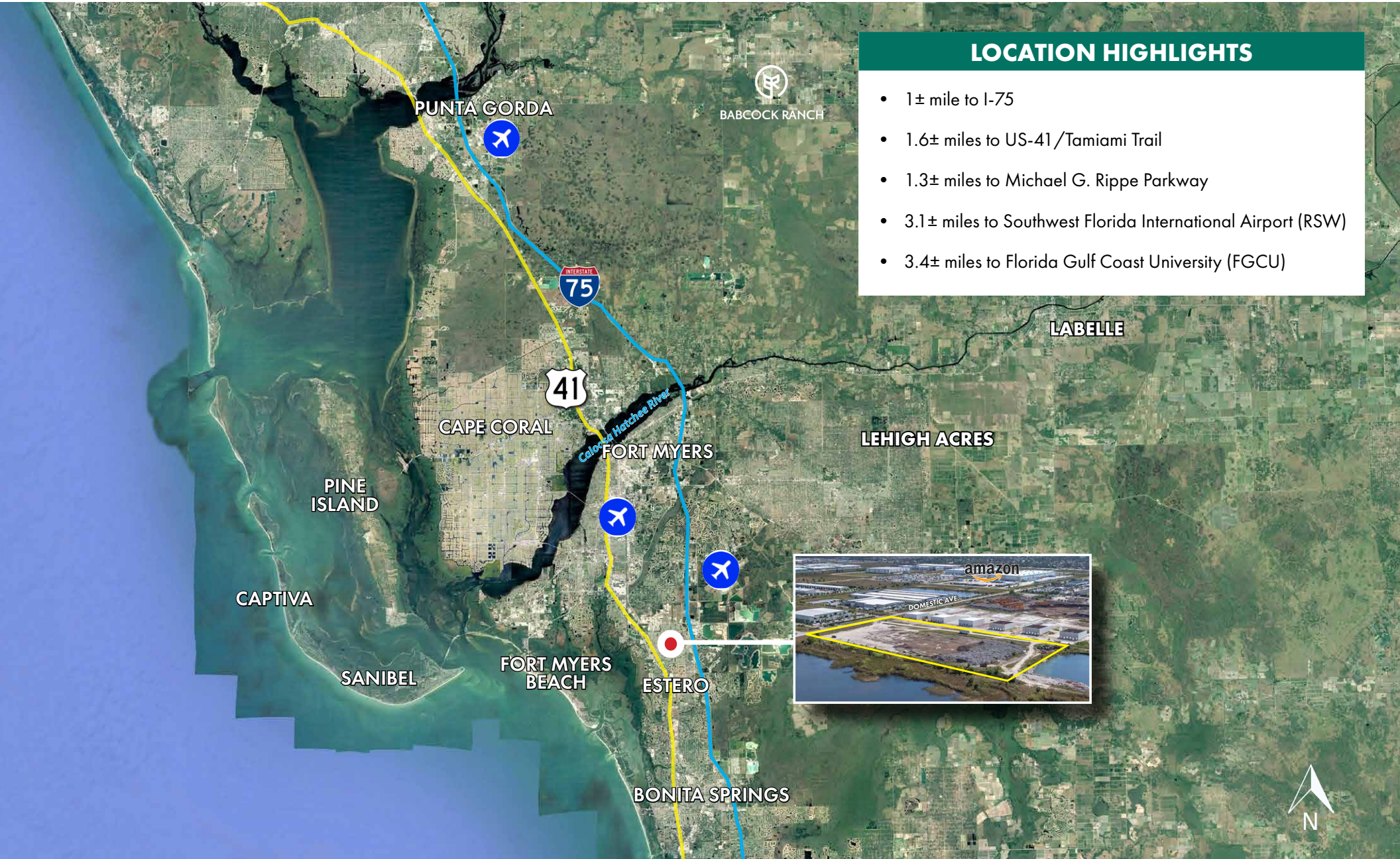
RETAIL MAP



LOCATION MAP

LOCATION HIGHLIGHTS

- 1± mile to I-75
- 1.6± miles to US-41/Tamiami Trail
- 1.3± miles to Michael G. Rippe Parkway
- 3.1± miles to Southwest Florida International Airport (RSW)
- 3.4± miles to Florida Gulf Coast University (FGCU)





ALICO ROAD AADT: 47,500±



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LIMITATIONS AND DISCLAIMERS

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