

ALICO LOGISTICS CENTER

16351 & 16361 LEE ROAD
FORT MYERS, FLORIDA 33912



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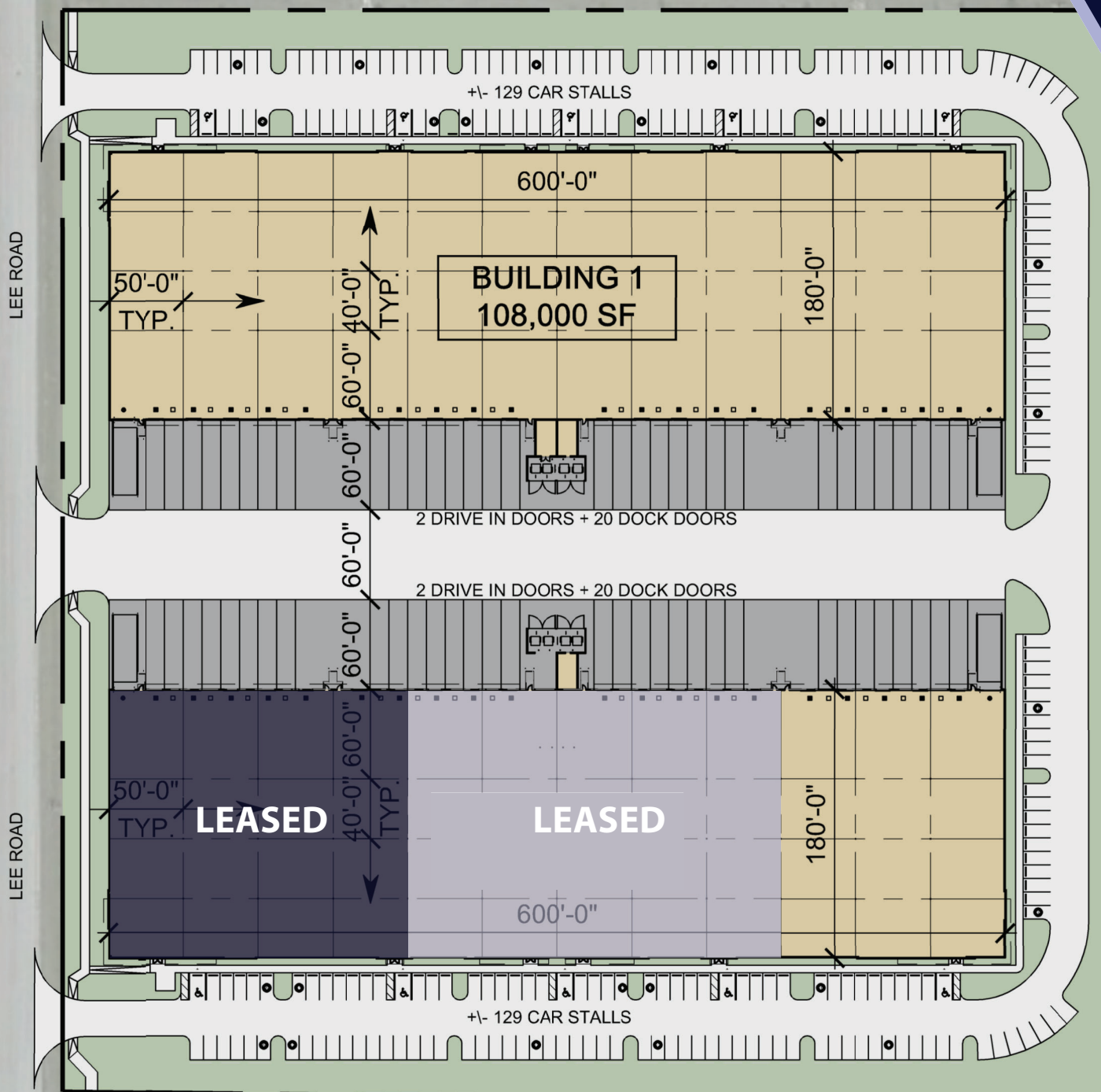


Property Facts

Address	16351 & 16361 Lee Road Fort Myers, FL 33912
Lease Rate	Negotiable
Number of Buildings	Two (2)
Total Building SF	216,000 SF
Year Built	2024
Clear Height	32'
Column Spacing	50' x 40'
Building Depth	180'
Sizes	Minimum: 27,000 SF Maximum: 108,000 SF
Sprinkler	ESFR
Zoning	IPD (Industrial Planned Development)



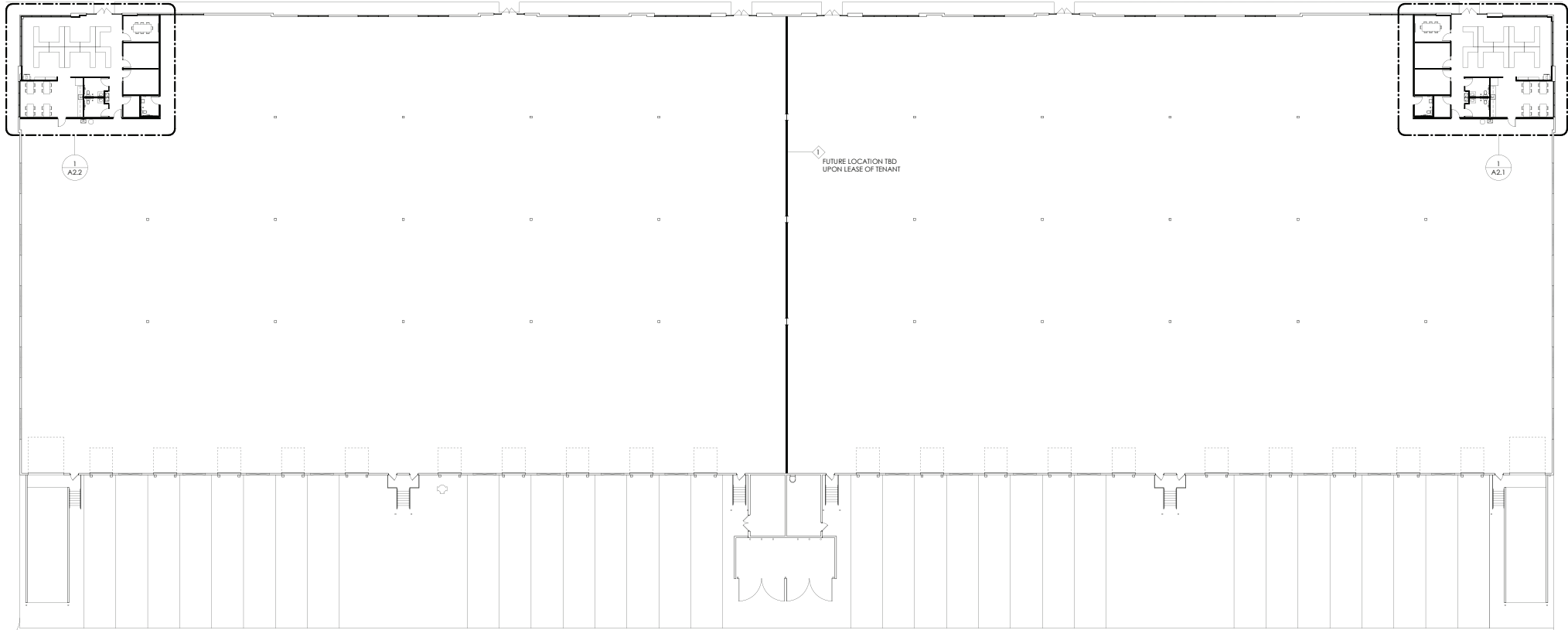
OVERALL SITE PLAN



Floor Plan

BUILDING 1

16351 Lee Road



1 | Proposed Plan
SCALE 1"=20'

BUILDING 1 SPECIFICATIONS

108,000 SF Total
Two (2) Dock Doors* Via Ramps
180' x 600'
135 Parking Spaces

* Base Building - Fourteen (14)
Additional Dock Doors Available

Office Plan
BUILDING 1
16351 Lee Road



BUILDING 1

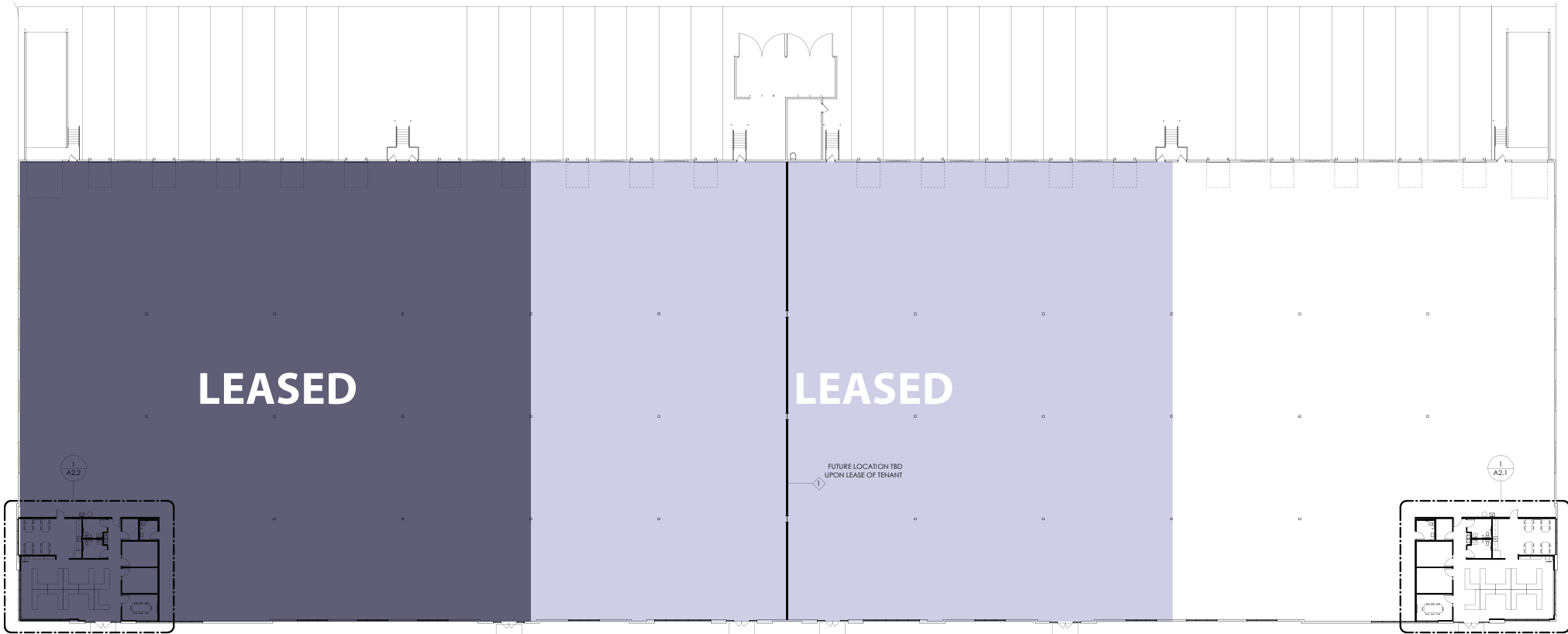
Office Detail
2,244 SF



Floor Plan

BUILDING 2

16361 Lee Road



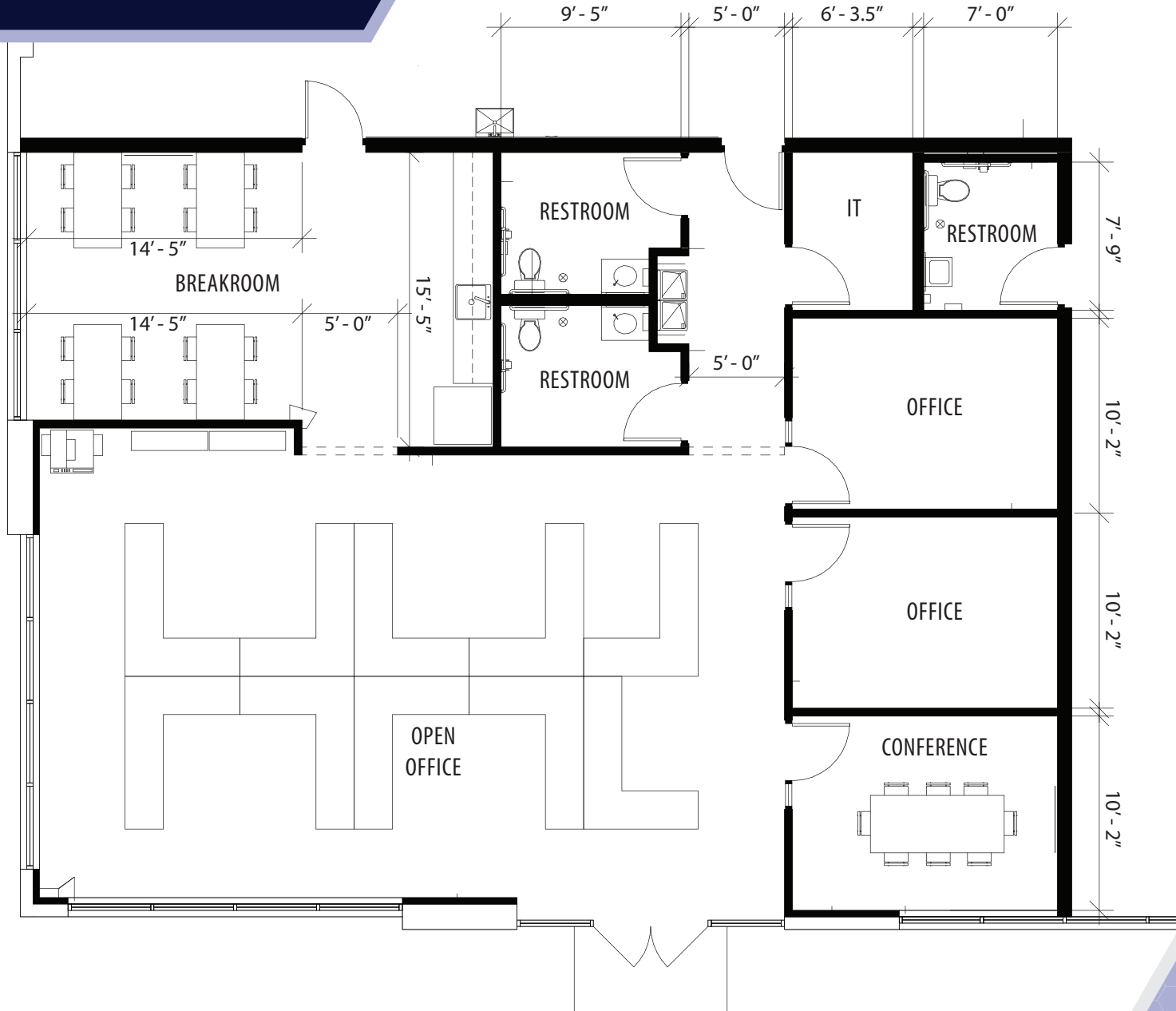
1 Proposed Plan
SCALE 1/4"=1'-0"

BUILDING 2 SPECIFICATIONS

108,000 SF Total
27,000 SF Remaining For Lease
Two (2) Dock Doors* Via Ramps
180' x 600'
119 Parking Spaces

* Base Building - Fourteen (14)
Additional Dock Doors Available

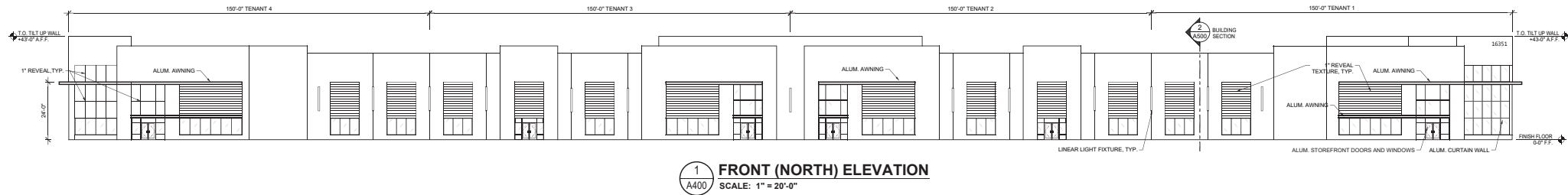
Office Plan
BUILDING 2
16361 Lee Road



BUILDING 2

Office Detail
2,244 SF

ELEVATIONS



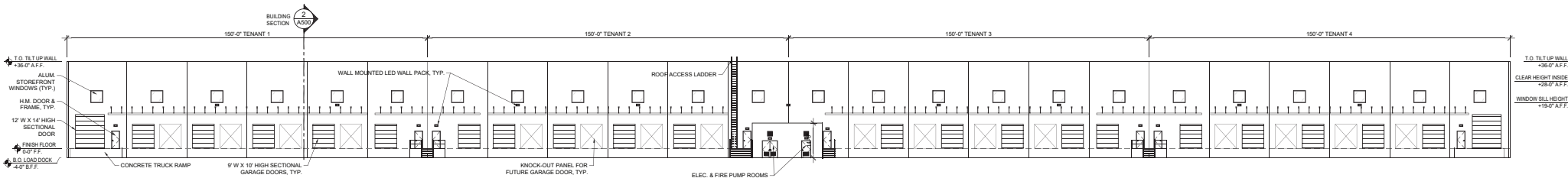
1 FRONT (NORTH) ELEVATION
SCALE: 1" = 20'-0"



3 SIDE (WEST) ELEVATION
SCALE: 1" = 20'-0"



2 SIDE (EAST) ELEVATION
SCALE: 1" = 20'-0"



4 REAR (SOUTH) ELEVATION
SCALE: 1" = 20'-0"

Building SHELL DESCRIPTION



BUILDING AREA:	216,000 GSF (108,000 GSF Each)
SITE ACREAGE:	12.71 Acres
BUILDING DIMENSIONS:	180' x 600' Rear-Loaded
SPEED BAY:	60'
COLUMN SPACING:	50' x 40'
CLEAR HEIGHT:	32'
LIGHT DUTY PAVEMENT:	12" stabilized subgrade, 6" agg base, 1.5" bituminous
HEAVY DUTY PAVEMENT:	12" stabilized subgrade, 8" agg base, 2" bituminous
CONCRETE PAVEMENT:	12" stabilized subgrade, 7" thick concrete with welded wire fabric
TRUCK COURT:	180' deep – 60' concrete apron
AUTO PARKING:	254 stalls
FOUNDATIONS:	Shallow spread footings
SLAB ON GRADE:	7" thick unreinforced concrete
EXTERIOR WALLS:	Site casted concrete tilt panel walls
STRUCTURAL STEEL:	Tube steel columns, white roof deck, grey joists and girders
STRUCTURAL ROOF:	Single sloped ¼" per foot to truck court
ROOFING:	Mechanically fastened 60 mil TPO membrane with R-10 polyiso insulation

PLUMBING:	4" to 6" sanitary sewer along front bay, 2" domestic water along front bay
GLASS & GLAZING:	Four (4) main entrances. Clerestory windows along rear wall per building
DOCK DOORS:	20 (9' x 10') doors per building
DRIVE-IN DOORS:	2 (14' x 14') doors per building
FIRE PROTECTION:	ESFR
ROOF DRAIN SYSTEM:	Roof gutter and downspouts along dock wall
FLOOR SEALER:	One (1) coat of Ashford formula or equivalent
ELECTRICAL SERVICE:	1,600*-amp service at 480/277 V-3 phase
WAREHOUSE LIGHTING:	Emergency lighting and show lighting

** Upgradeable to 2,000-amp service*

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TO VIEW
CONSTRUCTION
SCHEDULE](#)**

CONSTRUCTION UPDATES



APRIL 24, 2024

LOCATION AERIAL



FREIGHTLINER
FIDELITONE
ALGENOL
BEACON
CARmax
Velocity ENGINEERING SERVICES
rice INSULATION & GLASS
CALIFORNIA CLOSETS
TEN-8
TREND

TESLA
WHITE CAP
ABC Supply Co. Inc.
Cummins
amazon.com
MARJAM

Capital Partners ALICO LOGISTICS CENTER
CD CLIVE DANIEL
SCOTTLINN
FritoLay *Food for the Love of It!*
FRANTZ EyeCare
PerformanceHealth Surgery Center
NEO GENOMICS

ORIOLE RD
Wawa
RaceTrac
THE HOME DEPOT
LEHMAN PIPE AND SUPPLY INC.

Three Oaks Pkwy
Future Three Oaks Pkwy Extension
75

Terminal Access Rd
Treeline Ave
wayfair
VIVID EV
TRANE
G&G DELIVERY SERVICES INC.
PGI INNOVATIONS
Coca-Cola
128

Alico Rd
GULF COAST TOWN CENTER



PRESENTED BY



BOB JOHNSTON, SIOR
PRINCIPAL
(239) 210-7601
BJOHNSTON@LEE-ASSOCIATES.COM



JERRY MESSONNIER, SIOR
PRINCIPAL
(239) 210-7610
JMESSONNIER@LEE-ASSOCIATES.COM



ADAM BORNHORST
VICE PRESIDENT
(239) 210-7616
ABORNHORST@LEE-ASSOCIATES.COM



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11215 METRO PARKWAY, BUILDING 1, SUITE 1

FORT MYERS, FL 33966



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