

ALICO LOGISTICS CENTER

16351 & 16361 LEE ROAD
FORT MYERS, FLORIDA 33912



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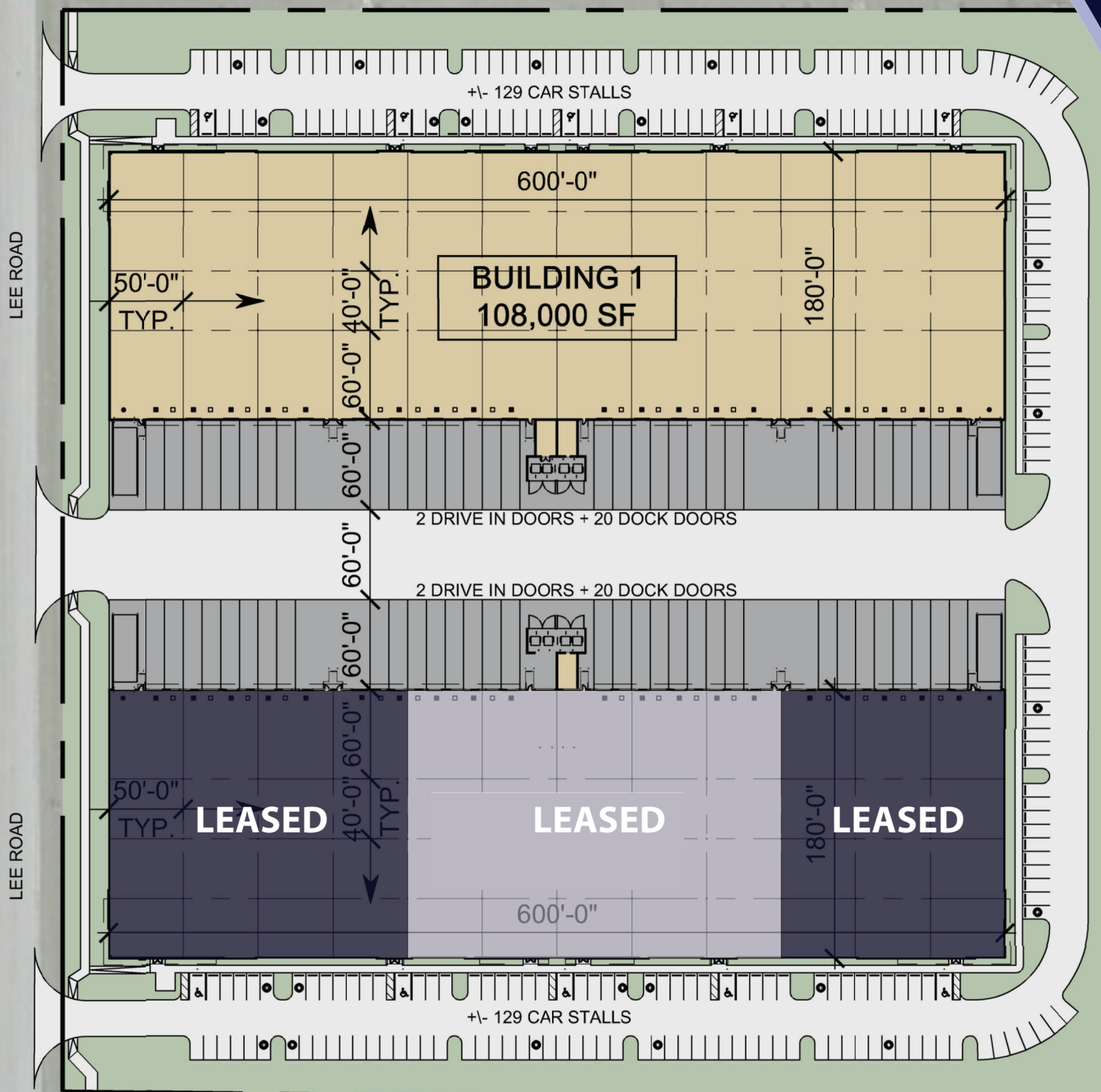


Property Facts

Address	16351 & 16361 Lee Road Fort Myers, FL 33912
Lease Rate	Negotiable
Number of Buildings	Two (2)
Remaining Space	108,000 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)



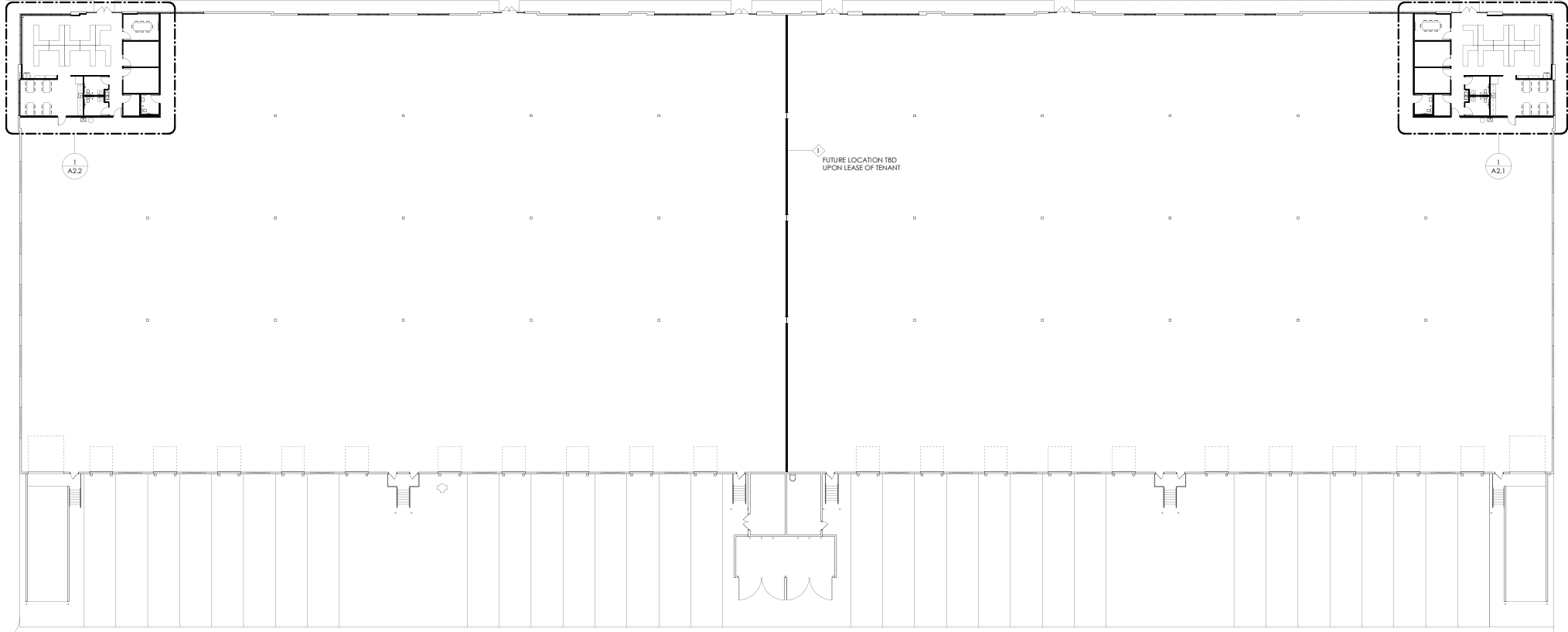
OVERALL SITE PLAN



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

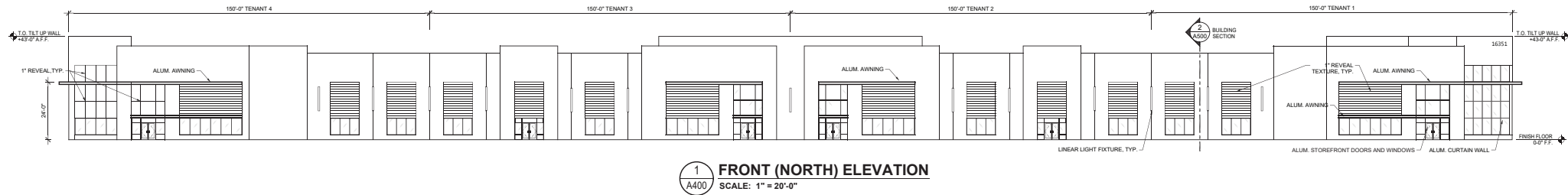


BUILDING 1

Office Detail
2,244 SF



ELEVATIONS



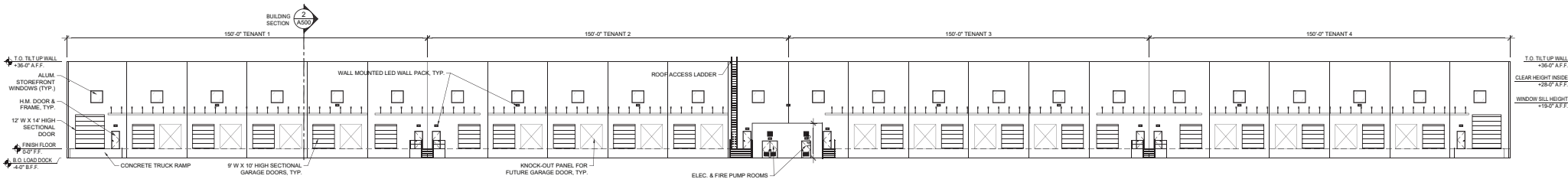
1 FRONT (NORTH) ELEVATION
 SCALE: 1" = 20'-0"



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*

**CLICK HERE
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
ABC Supply Co. Inc.
WHITE CAP
FritoLay
PerformanceHealth Surgery Center
NEO GENOMICS

Domestic Ave
Lee Rd
ORIOLE RD
Three Oaks Pkwy
Future Three Oaks Pkwy Extension

amazon.com
Capital Partners ALICO LOGISTICS CENTER
CD CLIVE DANIEL
FRANTZ EyeCare
PerformanceHealth Surgery Center
NEO GENOMICS

Wawa
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GULF COAST TOWN CENTER



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