

ALICO LOGISTICS CENTER

16351 & 16361 LEE ROAD
FORT MYERS, FLORIDA 33912



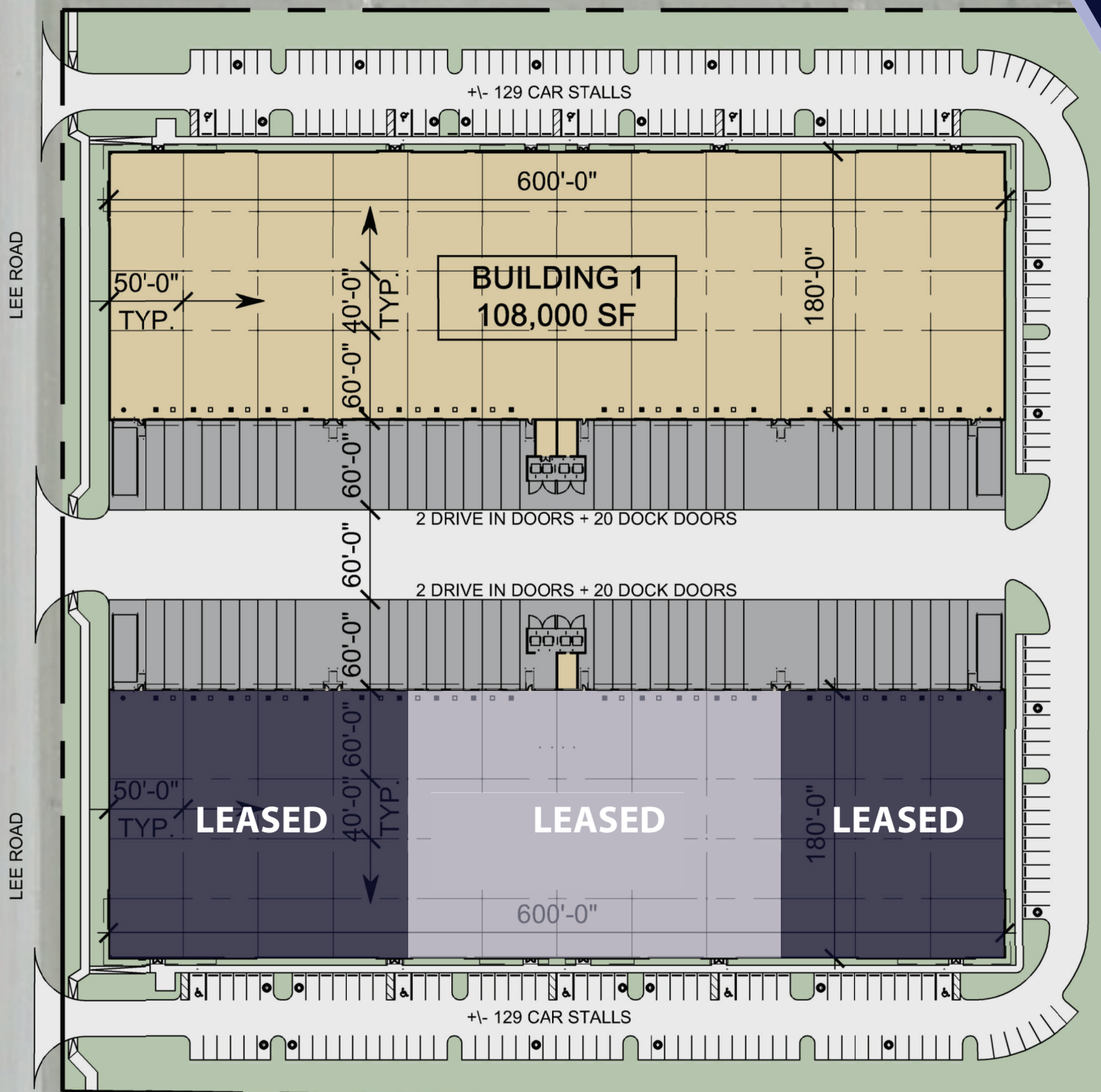
ALICO LOGISTICS CENTER



PROPERTY FACTS

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

OVERALL SITE PLAN



LEE ROAD

LEE ROAD

+/- 129 CAR STALLS

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BUILDING 1
108,000 SF

2 DRIVE IN DOORS + 20 DOCK DOORS

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LEASED

LEASED

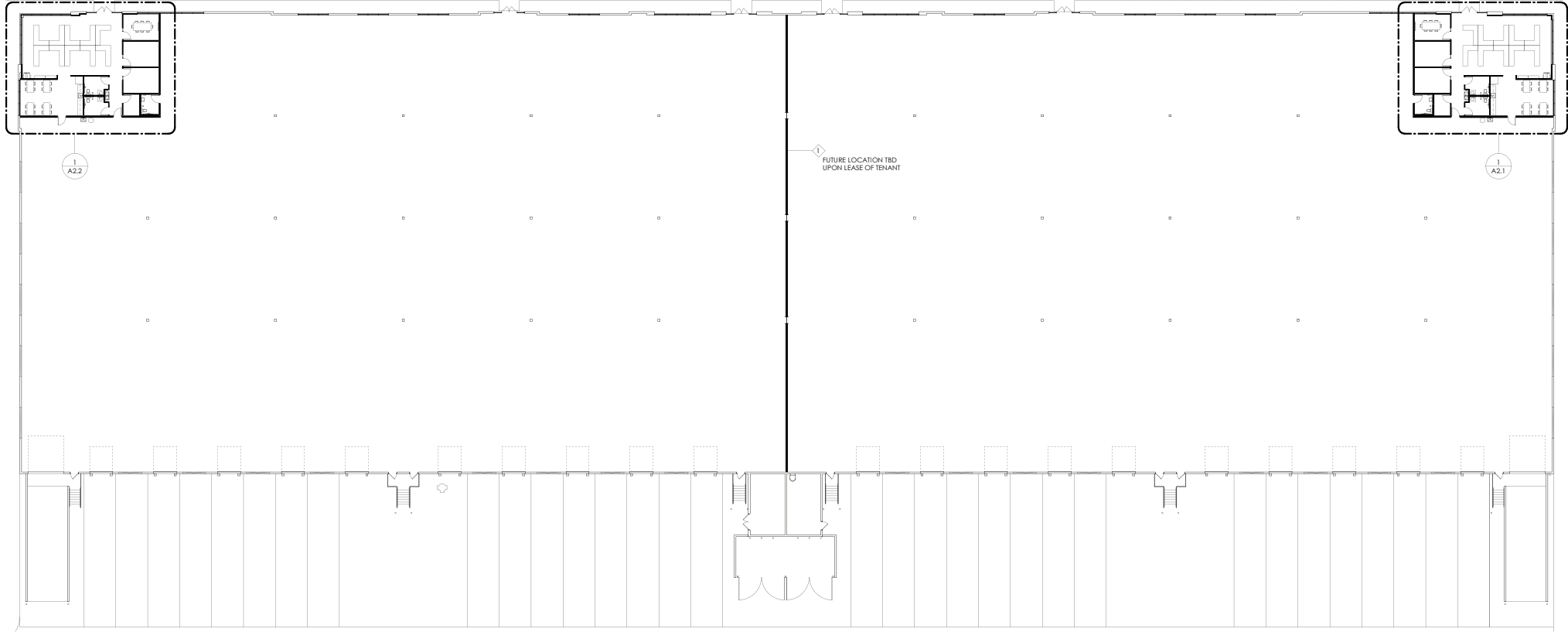
LEASED



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

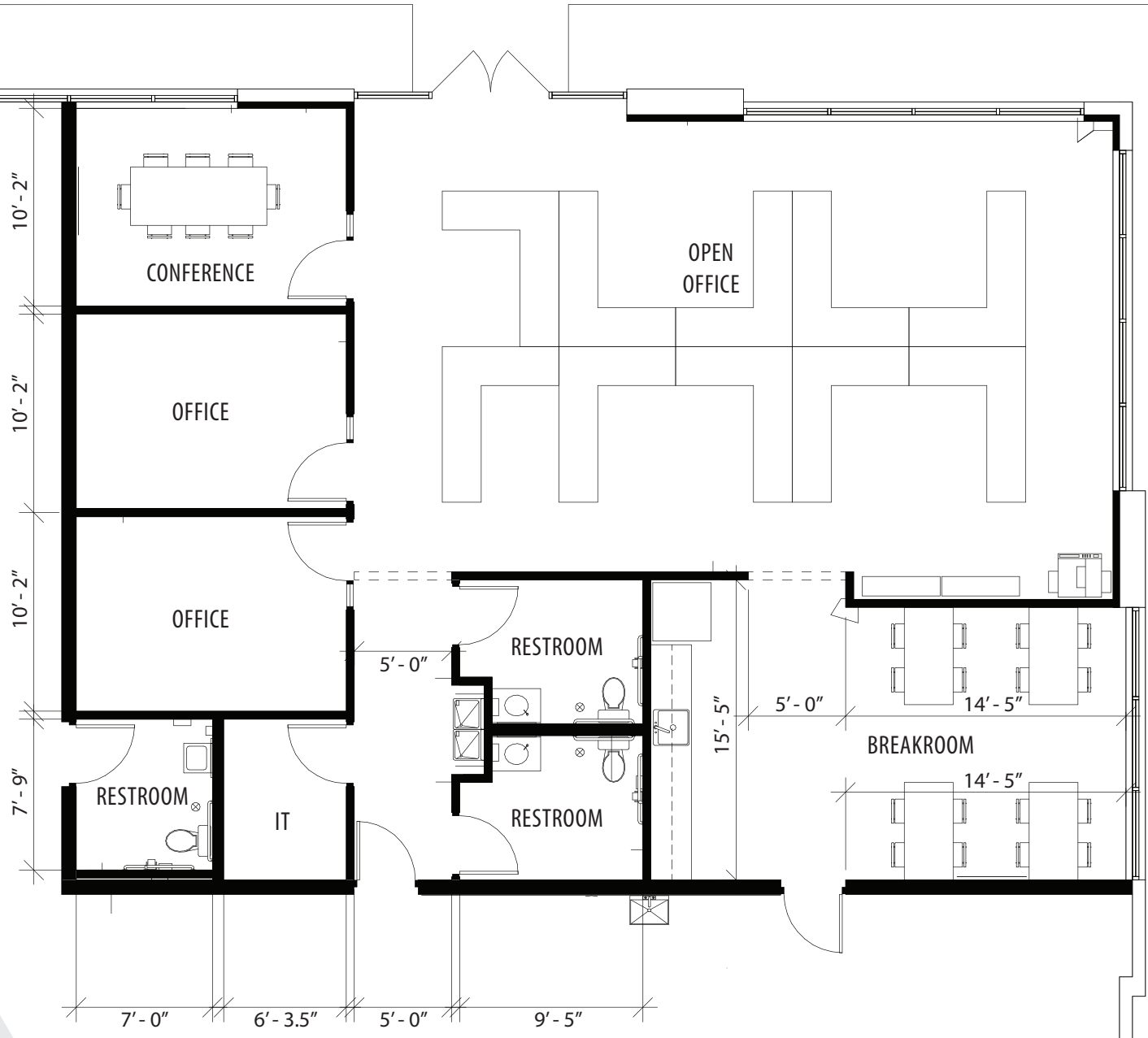
** Base Building - Fourteen (14)
Additional Dock Doors Available*

Office Plan
BUILDING 1
16351 Lee Road



BUILDING 1

Office Detail
2,244 SF



Building SHELL DESCRIPTION



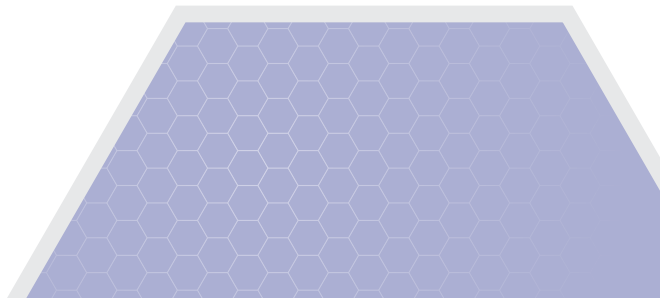
BUILDING AREA:	216,000 GSF (108,000 GSF Each)
SITE ACREAGE:	12.71 Acres
BUILDING DIMENSIONS:	180' x 600' Rear-Loaded
SPEED BAY:	60'
COLUMN SPACING:	50' x 40'
CLEAR HEIGHT:	32'
LIGHT DUTY PAVEMENT:	12" stabilized subgrade, 6" agg base, 1.5" bituminous
HEAVY DUTY PAVEMENT:	12" stabilized subgrade, 8" agg 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**

PROPERTY PHOTOS



CONSTRUCTION UPDATES



JUNE 17, 2024

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