

ALICO LOGISTICS CENTER

16351 & 16361 LEE ROAD
FORT MYERS, FLORIDA 33912



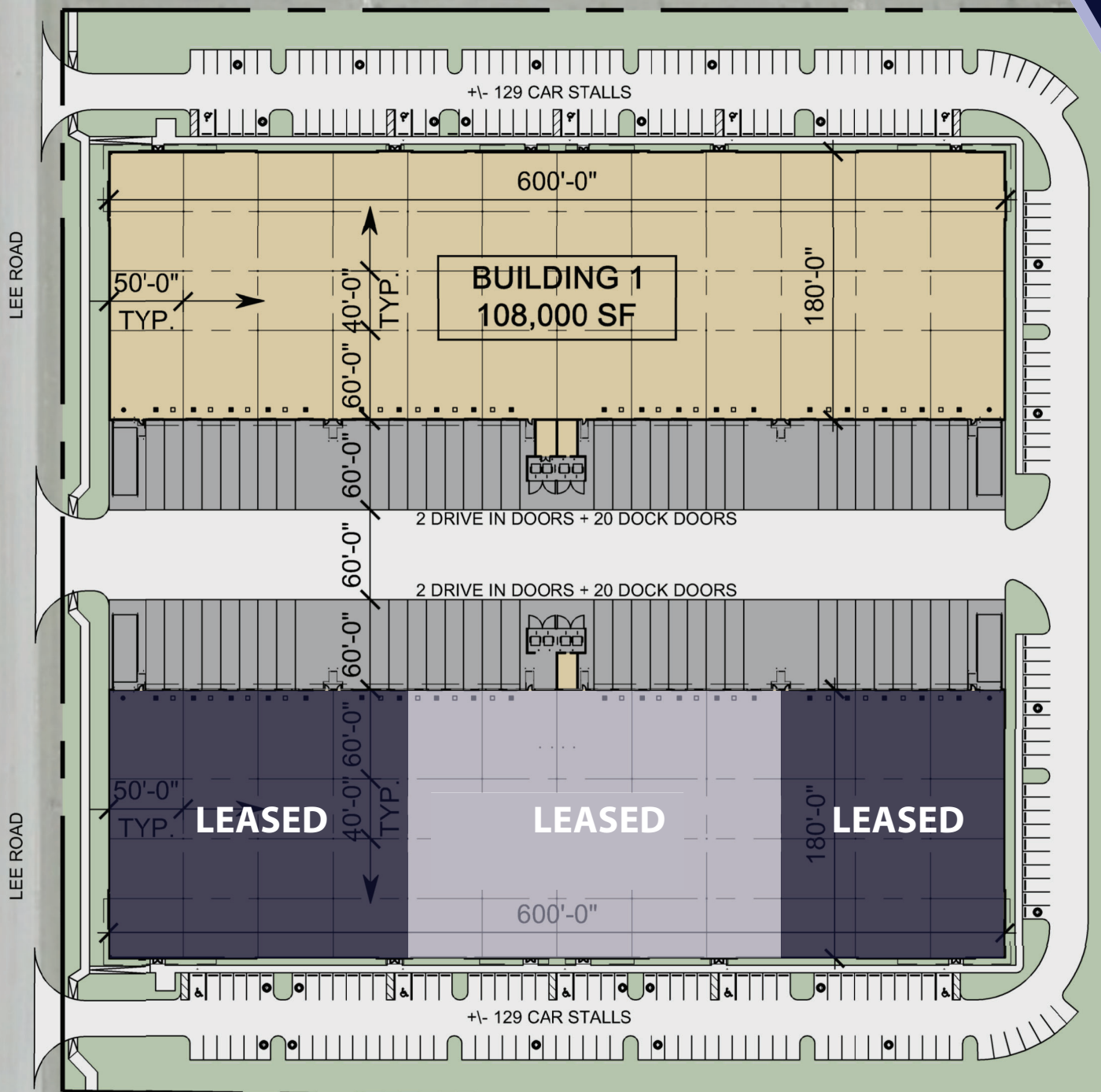
ALICO LOGISTICS CENTER



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>)

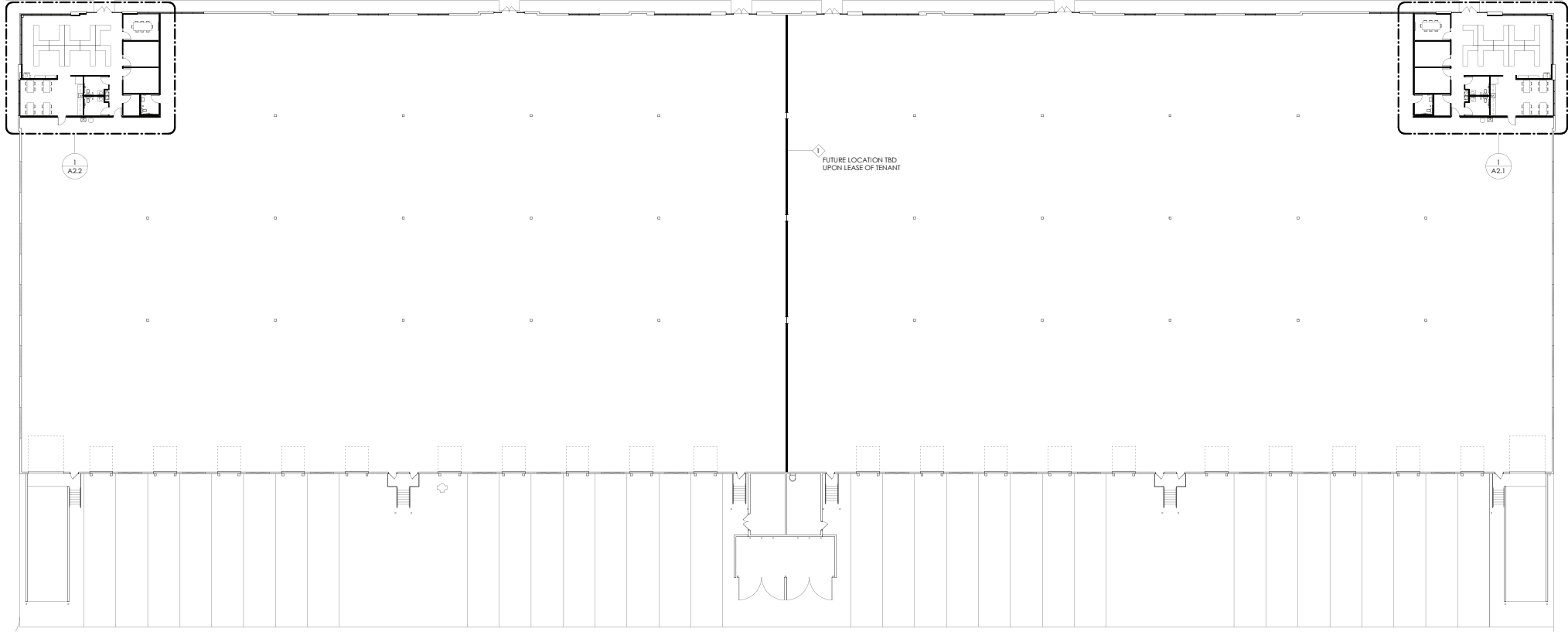
OVERALL SITE PLAN



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

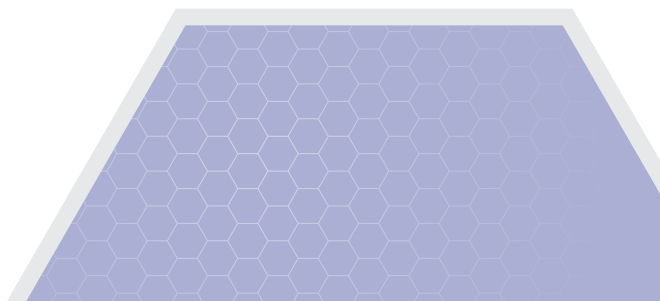
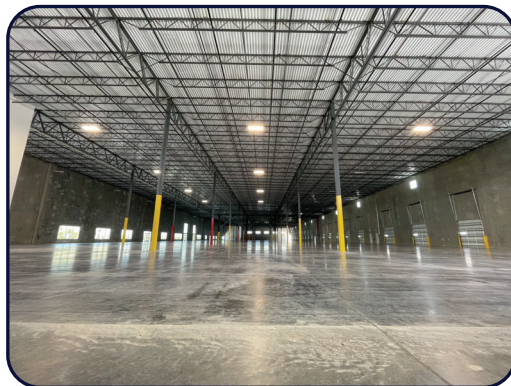
** Upgradeable to 2,000-amp service*

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TO VIEW
CONSTRUCTION
SCHEDULE**

PROPERTY PHOTOS

 LEE &
ASSOCIATES

 Capital Partners



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CD CLIVE DANIEL
Wawa
RaceTrac

Domestic Ave
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Oriole Rd
Alico Rd
Capital Partners ALICO LOGISTICS CENTER
Wawa
Wawa

Future Three Oaks Pkwy Extension
75
128

Terminal Access Rd

Treeline Ave

wayfair
VIVID EV
TRANE
G&G DELIVERY SERVICES INC.
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GULF COAST TOWN CENTER



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