

ALICO LOGISTICS CENTER

16351 & 16361 LEE ROAD
FORT MYERS, FLORIDA 33912



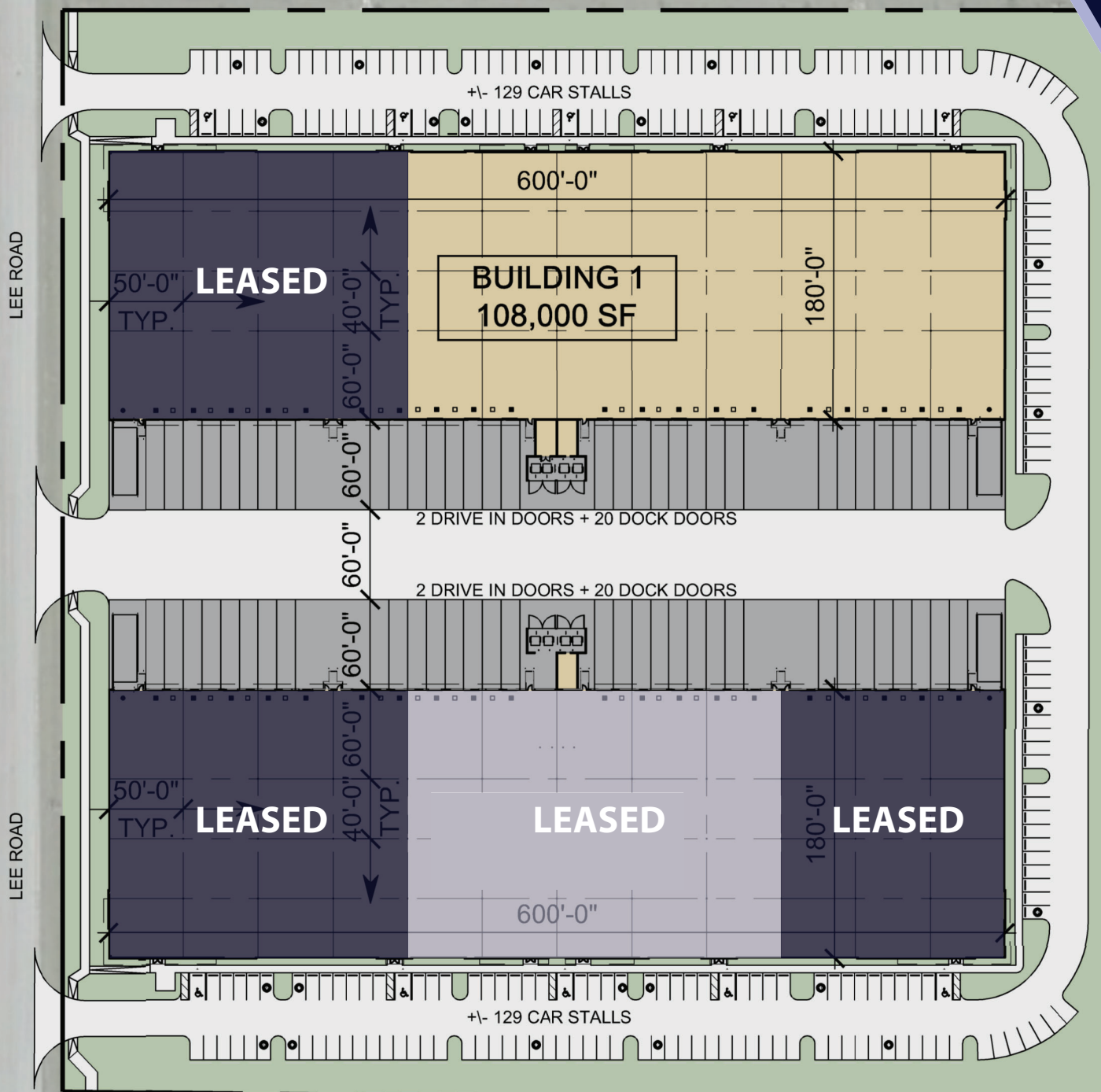
ALICO LOGISTICS CENTER



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	72,000 SF	Minimum Size	27,000 SF
Year Built	2024	Sprinkler	ESFR
Clear Height	32'	Zoning	IPD (<i>Industrial Planned Development</i>)

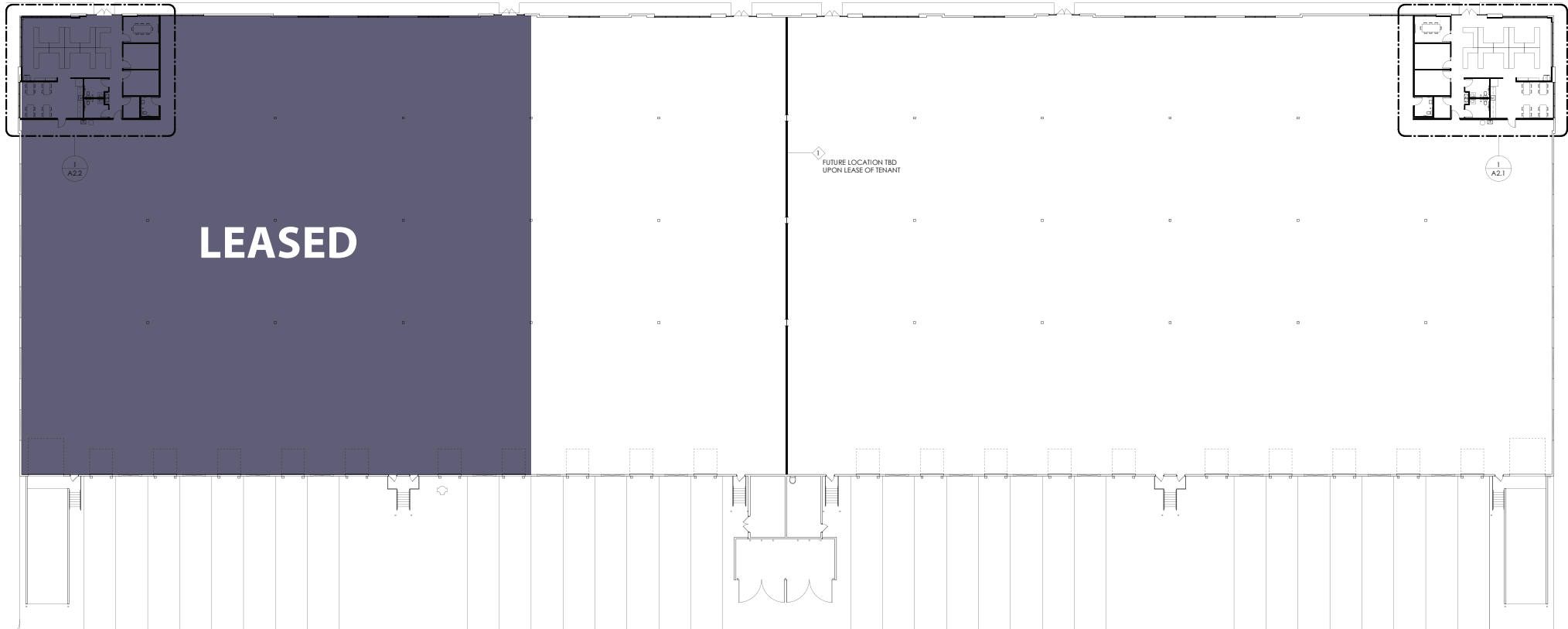
OVERALL SITE PLAN



Floor Plan

BUILDING 1

16351 Lee Road



1 | Proposed Plan
SCALE: 1" = 20'-0"

BUILDING 1 SPECIFICATIONS

108,000 SF Total
72,000 SF Remaining For Lease
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



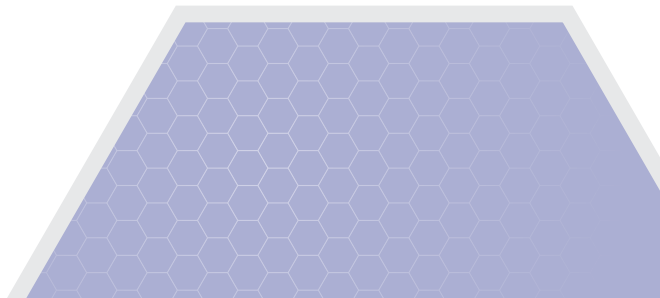
BUILDING AREA:	216,000 GSF (108,000 GSF Each)
SITE ACREAGE:	12.71 Acres
BUILDING DIMENSIONS:	180' x 600' Rear-Loaded
SPEED BAY:	60'
COLUMN SPACING:	50' x 40'
CLEAR HEIGHT:	32'
LIGHT DUTY PAVEMENT:	12" stabilized subgrade, 6" agg base, 1.5" bituminous
HEAVY DUTY PAVEMENT:	12" stabilized subgrade, 8" agg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



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

Domestic Ave
Lee Rd
amazon.com
MARJAM
RaceTrac

Capital Partners ALICO LOGISTICS CENTER
Oriole Rd
CD CLIVE DANIEL
Wawa

Three Oaks Pkwy
FritoLay
FRANTZ EyeCare
SCOTTLINN
THE HOME DEPOT

Future Three Oaks Pkwy Extension
PerformanceHealth Surgery Center
NEO GENOMICS
FRANTZ EyeCare
75

Terminal Access Rd

Treeline Ave
wayfair
VIVID EV
TRANE
G&G DELIVERY SERVICES INC.
PGI INNOVATIONS

LEHMAN PIPE AND SUPPLY INC.

Alico Rd
Coca-Cola

128

GULF COAST TOWN CENTER



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