

# FOR SALE

## 2.89± AC LAND SITE

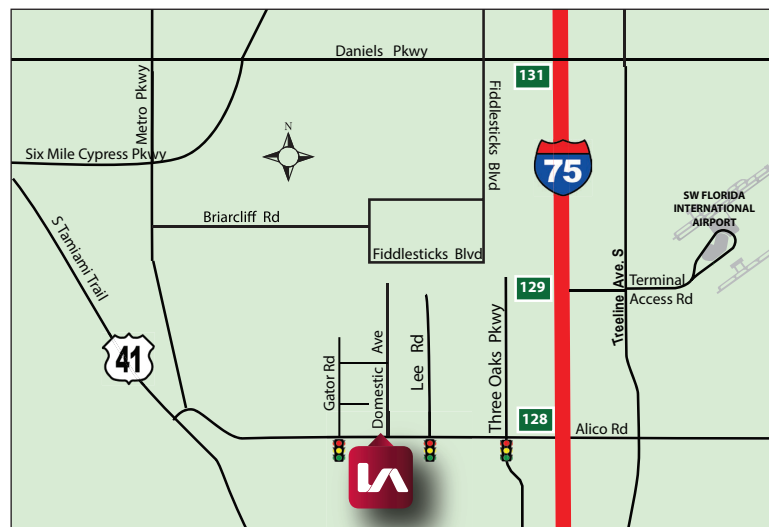
8151 ALICO ROAD, FORT MYERS, FL 33912



- **LAND SIZE:** 2.89± AC (125,888 SF)
- **PRICE:** \$1,815,000 (\$14.42/SF)

### PROPERTY FEATURES

- Excellent Location with Visibility to 48,500 Vehicles Per Day
- 330' of Frontage on Alico Road
- Off-Site Retention In Place with Drainage Swells
- Utilities to Site
- Shared Maintenance Agreement with Adjacent Site
- One Point of Shared Access that Will Be Installed Along with Development of Back Site
- Zoned Light Industrial ([click here](#) for uses)



Please Contact:  
**The Industrial Team**

**Adam Bornhorst**  
Senior Associate

📞 **239.210.7616**

✉ [abornhorst@lee-associates.com](mailto:abornhorst@lee-associates.com)

**Derek Bornhorst, CCIM, SIOR**  
Principal

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

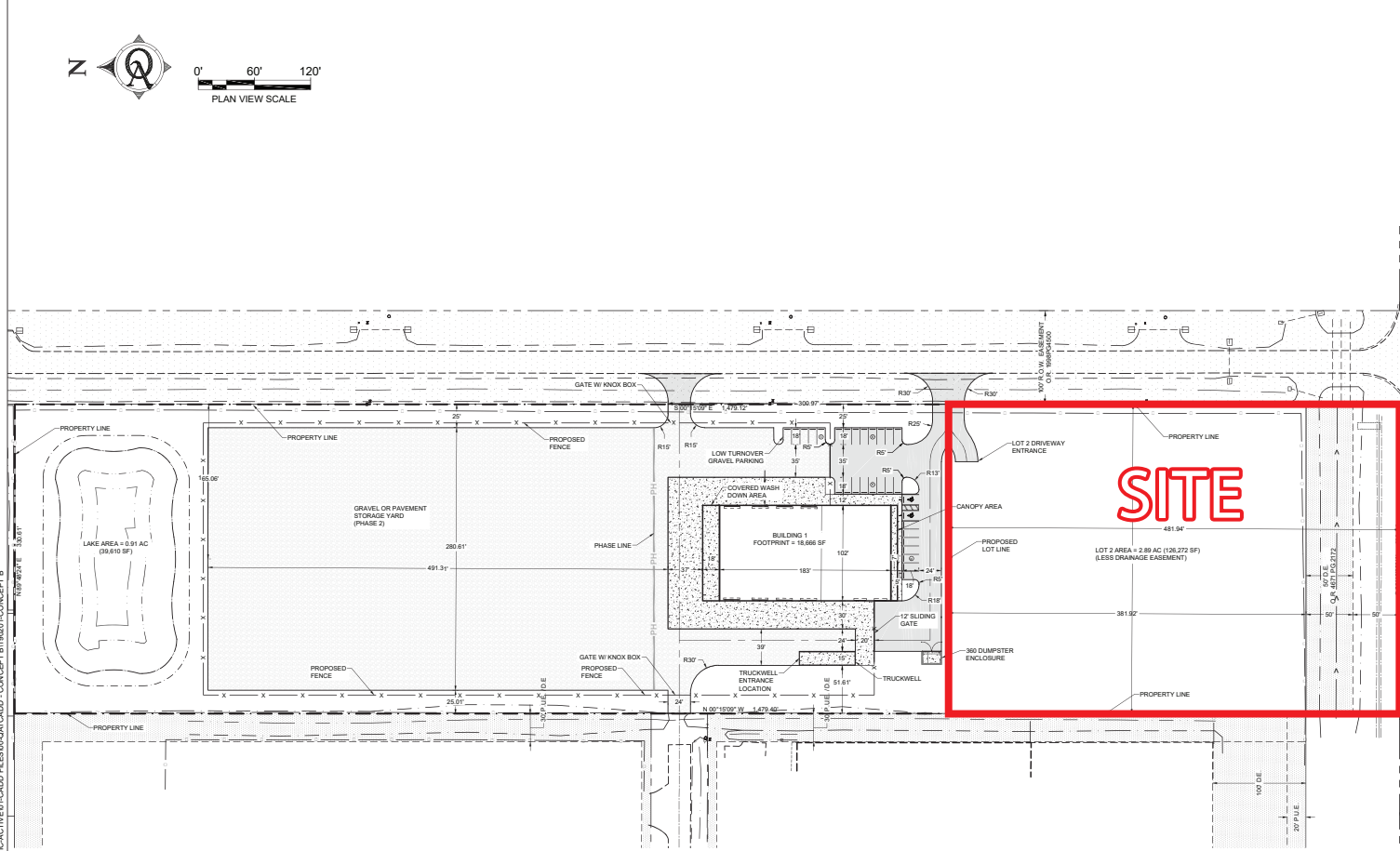
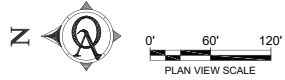
# FOR SALE

## 2.89± AC LAND SITE

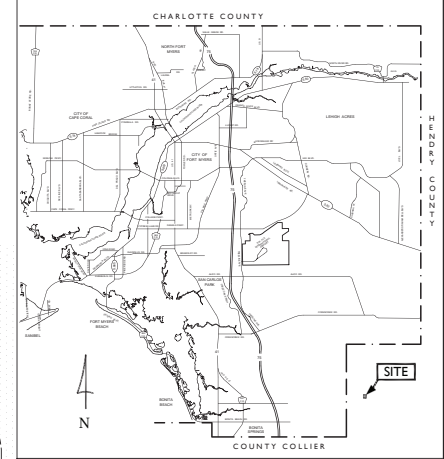
8151 ALICO ROAD, FORT MYERS, FL 33912

### LINDER ALICO DOMESTIC

LOCATED IN SECTION00, TOWNSHIP00 -S, RANGE00 -E, LEE COUNTY, FLORIDA



### CONCEPT PLAN B



### LOCATION MAP

**PROJECT STAP#**  
04-46-25-00-00001.0030

**PROJECT ADDRESS**  
8151 ALICO RD, FORT MYERS, FL

**PROJECT ACREAGE**  
TOTAL SITE AREA = 11.23 AC (489,057 SF)

**LOT 1 AREA:**  
TOTAL = 7.57 AC (329,724 SF)  
ESTIMATED LAKE AREA = 0.91 AC (39,610 SF)

**LOT 2 AREA:**  
TOTAL = 3.66 (159,333 SF)  
AVAILABLE DEVELOPMENT AREA = 2.89 AC (126,272 SF)

**LOT 1 PARKING SPACES PROVIDED**  
GEN LIGHT INDUSTRIAL AREA = 14,866 S.F.  
14,866 S.F./1,500 X 1.75 = 17.35 SPACES

**OFFICE AREA = 3800 S.F.**  
3800 S.F./300 = 12.6 SPACES

**TOTAL SPACES REQUIRED = 30**  
30 SPACES PROVIDED INCL. 2 HANDICAP

190201-CONCEPT B.DWG

PLOTTED BY: MARK  
MON 11-4-2019 8:14 PM  
190201-CONCEPT B.DWG



**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants  
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QALinc.net



190201-CONCEPT B.DWG