

ALICOITECLOGISTICSPARK.COM

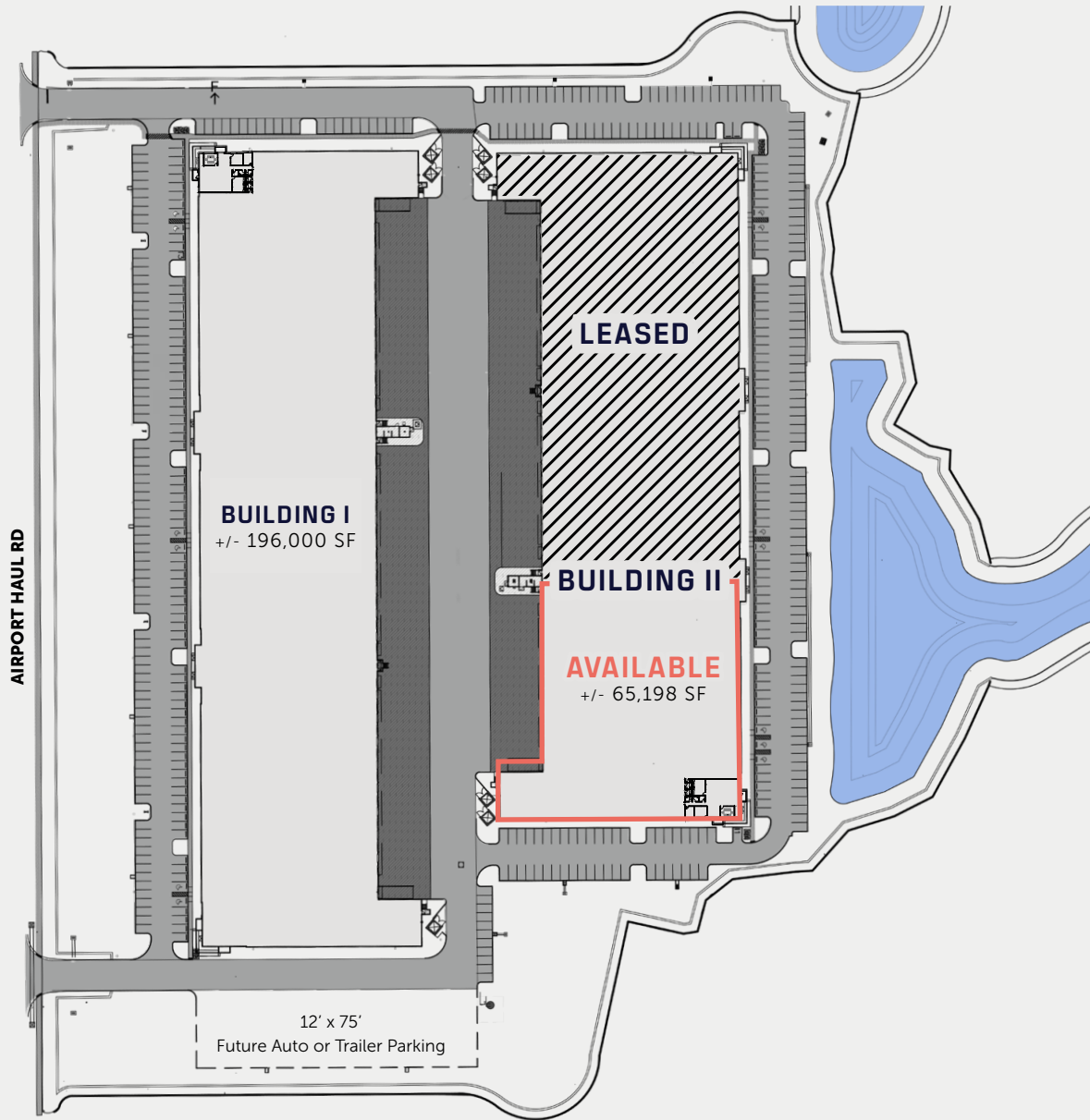
Alico ITEC Logistics Park

25-ACRES LOCATED IN FORT MYERS, FL

22,500 - 65,000 SF spaces available

BUILDING I: +/- 14 acres

BUILDING II: +/- 11 acres



Building I

MAY 2025

Available for Fixturing

JUNE 2025

Building Completion

Building II

MAY 2025

Available for Fixturing

JUNE 2025

Building Completion

WATER & SEWER

Lee County Utilities

ELECTRIC

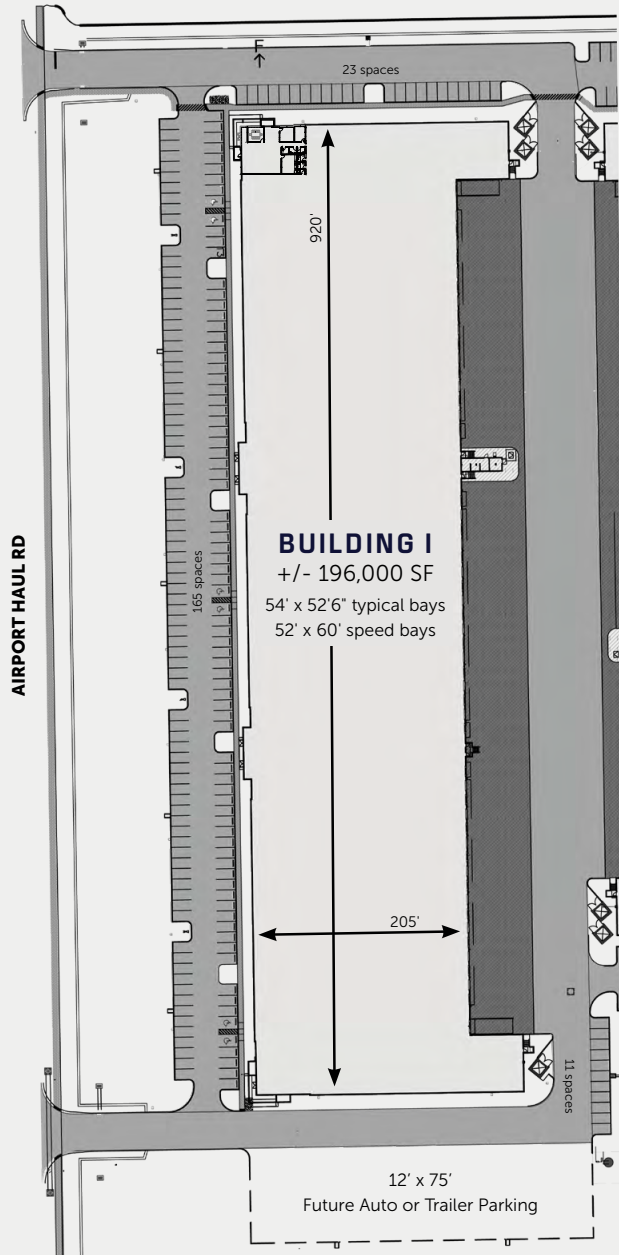
Florida Power & Light

DATA

Comcast

**BOTH BUILDINGS SEEKING
LEED® CERTIFICATION**

16517 AIRPORT HAUL ROAD, FORT MYERS, FL 33913



+/- 196,000 SF

- 199 auto parking
- 28 future shared trailer parking
- 32' clear height
- 50 docks
- 2 drive-in doors
- 7" thick reinforced slab
- One 1,200-amp service

MAY 2025

Available for Fixturing

JUNE 2025

Building Completion

SEEKING LEED® CERTIFICATION



+/- 3,000 SF
SPECULATIVE OFFICE



+/- 65,198 SF AVAILABLE

- +/- 185,000 SF Building
- 190 auto parking available
- 28 future shared trailer parking
- 32' clear height
- 12 docks available
- 1 drive-in door available
- 7" thick reinforced slab
- One 1,200-amp service

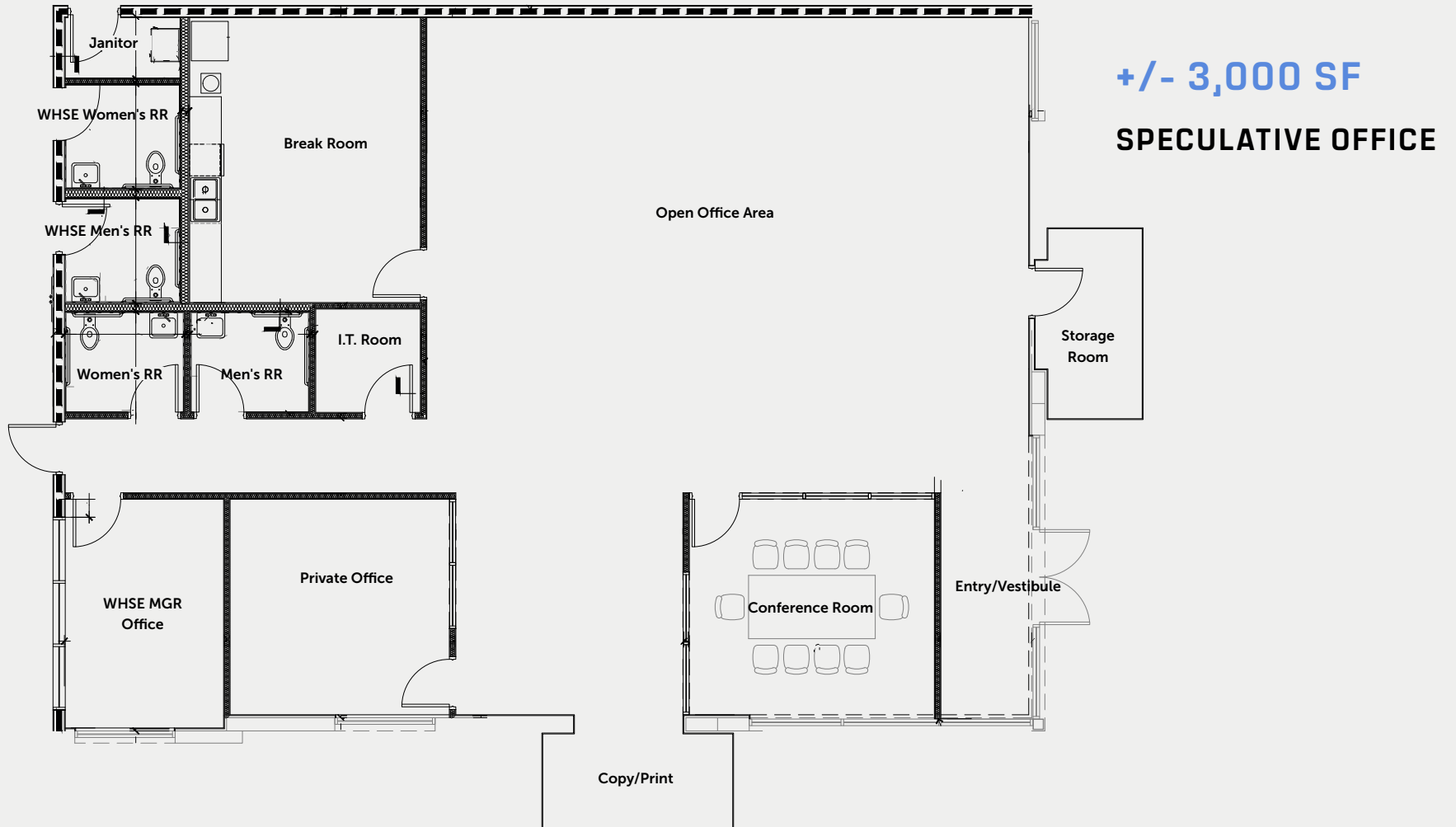
MAY 2025

Available for Fixturing

JUNE 2025

Building Completion

SEEKING LEED® CERTIFICATION



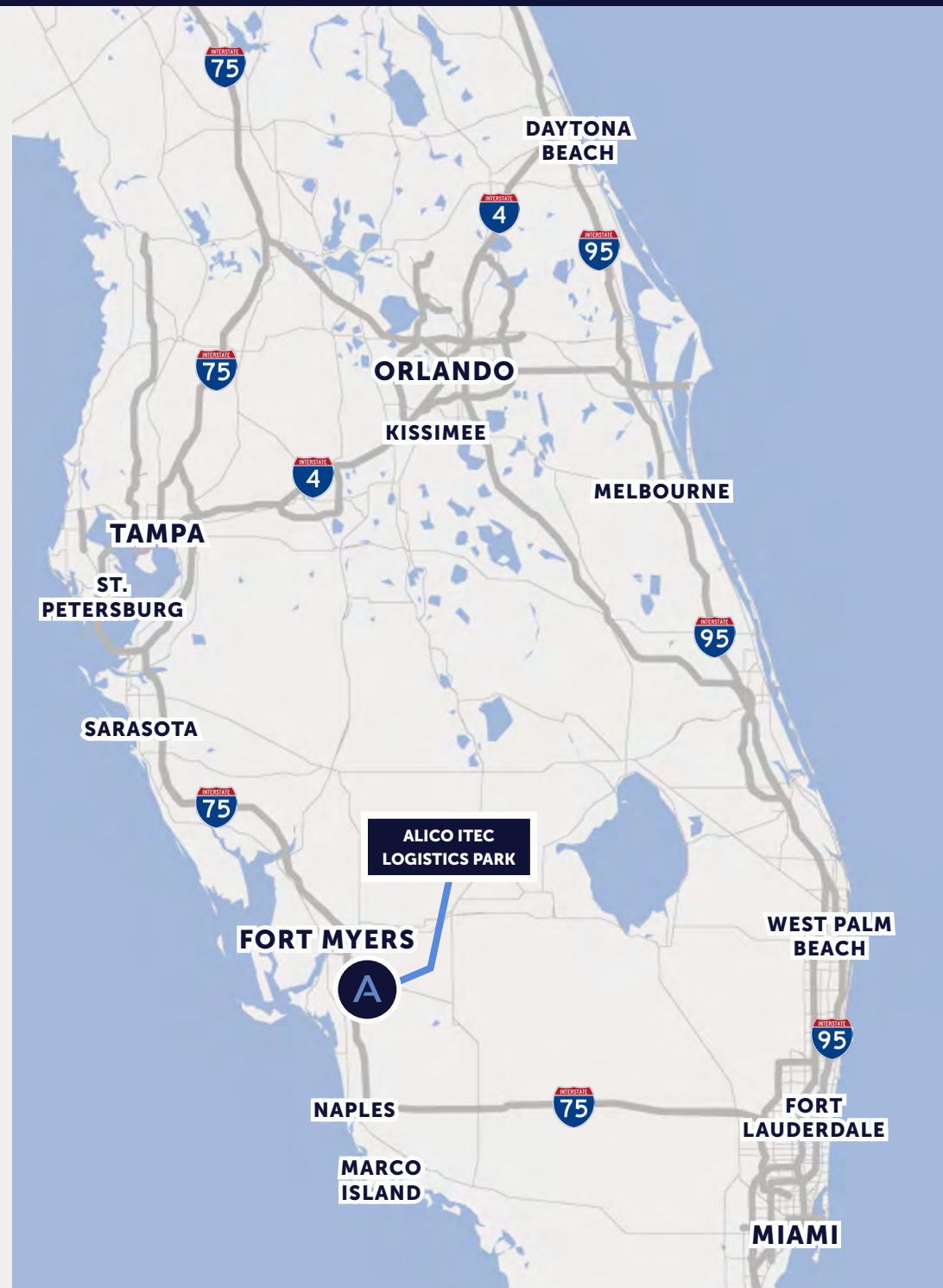
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ACCESS & LABOR

Located just south of the Southwest Florida International Airport, **Alico ITEC Logistics Park offers easy access to the entire west coast of Florida via I-75** and a two-hour drive time to the Tri-County south Florida market.

- Located in Fort Myers, Florida, Lee County
- **2.5 miles to I-75**
- Situated **directly south of the RSW Southwest Florida International Airport**, home to FedEx and UPS hubs
- Two-hour drive time to Tri-County south Florida market and three-hour drive time to the Orlando Metropolitan Market
- **Mixed-Use Planned Development (MPD) zoning** that allows, but is not limited to, large warehousing, distribution centers, high cube, whole sale establishments, and retail/wholesale sales
- Ideal configuration for bulk distribution and local and regional distribution
- Large surrounding labor pool
- Florida offers **pro-business state tax policies, competitive cost of doing business, low labor costs** and a streamlined regulatory environment

Florida consistently ranks as a **best state for business**





**SOUTHWEST FLORIDA
INTERNATIONAL AIRPORT (RSW)**

**INTERSTATE
75**

BEN HILL GRIFFIN PKWY

TERMINAL ACCESS RD

AIRPORT HAUL RD

2.5 miles

ALICO RD

**INTERSTATE
75**

Alico ITEC Logistics Park

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AMBROSEPG.COM

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AMBROSE

