

INDUSTRIAL OFFICE/WAREHOUSE

17050 ALICO COMMERCE COURT

FORT MYERS, FL 33967



1,200-2,000 SF

**INDUSTRIAL OFFICE/WAREHOUSE
FOR LEASE**

\$11.00 PSF NNN

PROPERTY INFORMATION

Lease Rate:	\$11.00 PSF NNN
Min. Size Available:	1,200 SF
Max. Size Available:	2,000 SF
Built:	2005
Alico Road AADT:	48,114 CPD

- Newly developed industrial park
- Unit includes a 10 x 12' overhead door and 16' clear height.
- Insulated, well-lit shop space.
- Assigned parking (2-5 spaces) for each unit + common parking.
- Full site access driveway for truck turn around.
- Easy ingress/egress from Alico Commerce Court.
- Full access to lighted intersection on Alico/Cam Court.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	5,506	39,526	84,005
Avg Household Income	\$76,730	\$83,649	\$85,428
Total Households	2,050	16,248	36,116
Daytime Employees	4,661	16,025	48,219

(Applied Geographic Solutions 2019)

LQWEST.COM/ALICO-INTERCHANGE-PARK

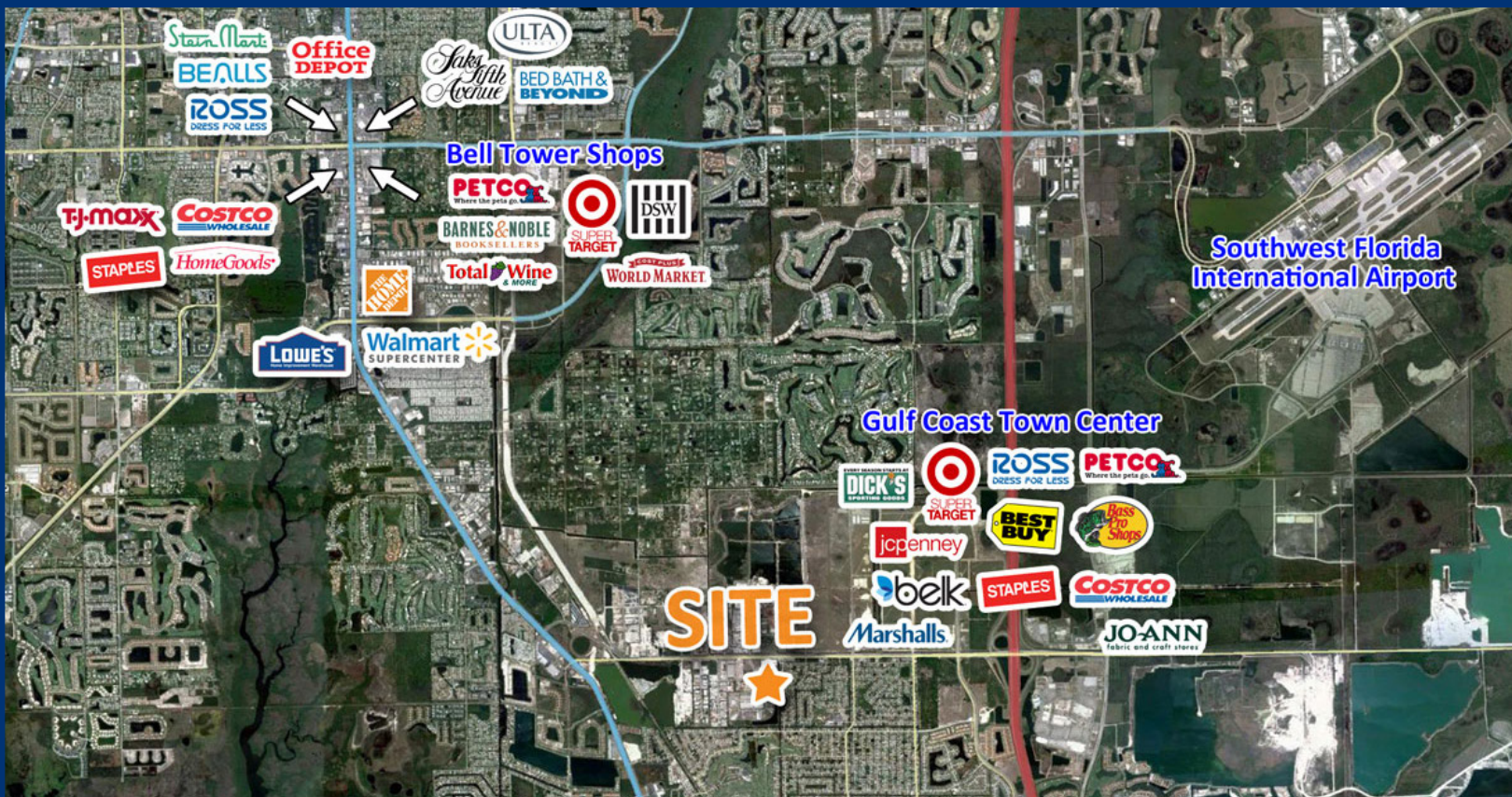
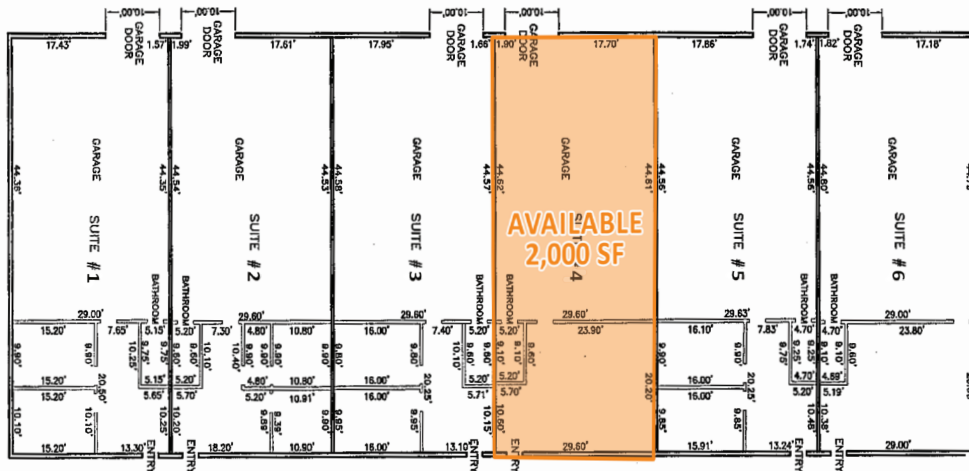
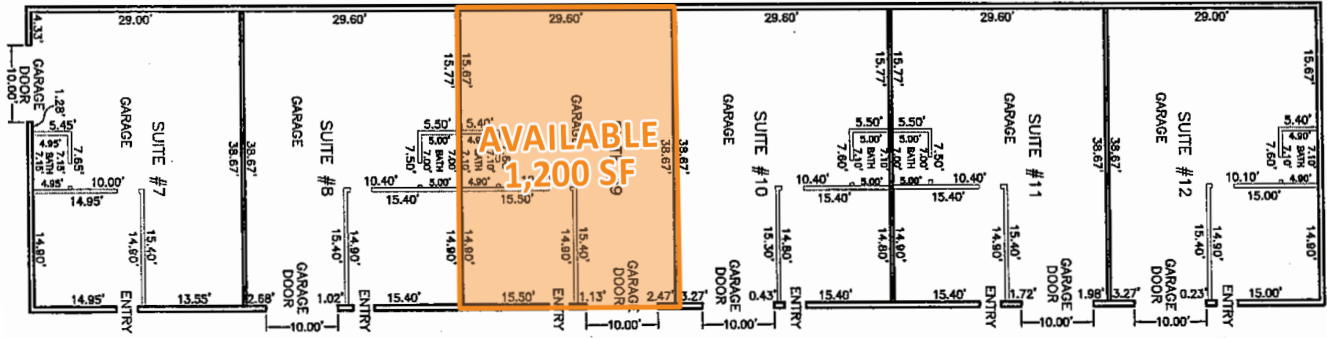
ROKKI ROGAN, FOUNDING PRINCIPAL

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LANDQWEST COMMERCIAL REAL ESTATE SERVICES @ 1614 Colonial Boulevard #101, Fort Myers, FL 33907





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