

FOR LEASE

Alico Business Park

16281-16291 Domestic Ave. Fort Myers, FL 33912



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present the leasing of Alico Business Park. The property is an industrial park consisting of four total buildings. Buildings were constructed in 2020-2022. All units are equipped with 2 restrooms with 3 phase power. The park is located in a very active industrial development area. Alico Business Park is located two miles from I-75, providing quick and easy access to the interstate.

Property Highlights

Address 16281-16291 Domestic Avenue
Fort Myers, FL 33912

Year Built 2020 / 2021 / 2022

Total Bldgs Four (4)

Total Bldg. SF 174,600 SF

Land Area 24 Acres

Available SF 7,275-58,200 SF

Lease Rate \$14.00 - 15.00 NNN

CAM \$3.29 / SF

Submarket S Fort Myers / San Carlos

Property Type (2) Dock High Industrial
(2) Grade-Level Industrial

Clear Height 18' Grade Level

Roll Up Doors 16 per building (12' x 14')

Zoning IPD
(Industrial Planned
Development)



Alico Business Park

Lease Rate: \$14.00 - \$15.00 NNN

Unit	SF	Lease Rate	CAM	Monthly Total
16301	7,275 SF	\$15.00 NNN	\$3.29 / SF	\$11,088.31

Unit has 4 Grade Level Doors

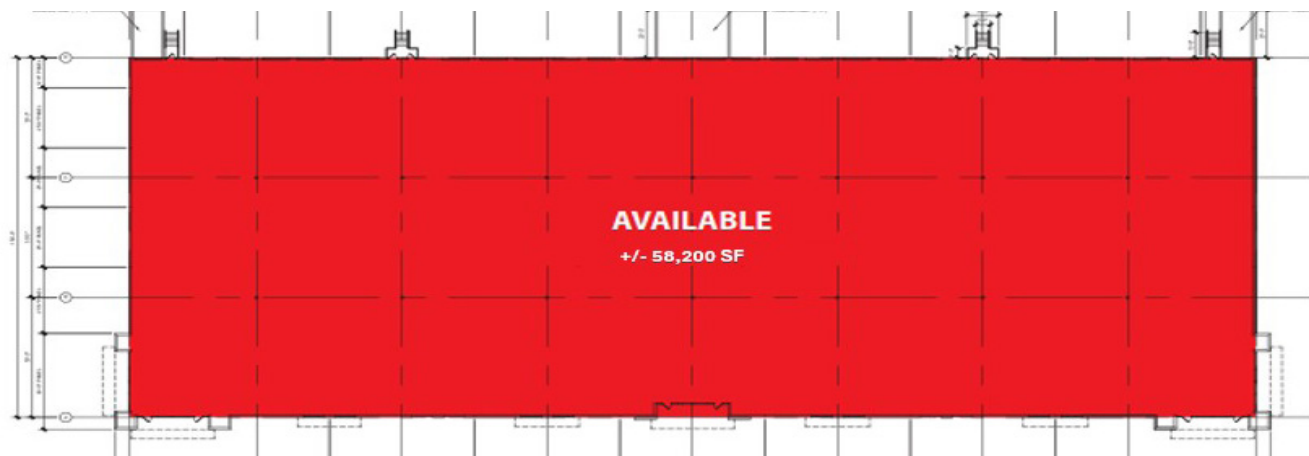
16321	58,200 SF	\$14.00 NNN	\$3.29 / SF	\$83,856.50
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Unit has 22 Dock Doors, 3 Ramps, with +/- 2,500 SF of Office

Alico Business Park is a prime location in a high-density industrial corridor. Domestic Ave. connects to Alico Rd. which leads to I-75 and is located just minutes from the Southwest Florida International Airport.

The 16.1 million square feet of industrial space in the S Fort Myers / San Carlos submarket represents more than a third of the Fort Myers market's total industrial inventory. The property is located in an industrial trade area with new development and warehouse construction.

Alico Business Park is strategically positioned with easy access for multi-modal shipping. The proximity to I-75 and the Southwest Florida International Airport is beneficial for manufacturing and distribution.



Gary Tasman
CEO & Principal Broker
+1 239 489 3600
gtasman@cpswfl.com



Shawn Stoneburner
Senior Director
+1 239 489 3600
sstoneburner@cpswfl.com



5220 Summerlin Commons Blvd. Suite 500
Fort Myers, FL 33907
239 489 3600
www.cpswfl.com