



# COMMERCIAL

For More Information Contact:

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## FOR LEASE | 9,115± SF OFFICE /WAREHOUSE EXCELLENT LOCATION | OFF ALICO ROAD NEAR US41 & I75



### PROPERTY DESCRIPTION

- **Location:** 17430 Alico Center Road, Fort Myers, FL 33967
- **S.T.R.A.P. #'s:** 08-46-25-53-00000.0150
- **Building Size:** 9,115± SF
- **Land Size:** 1.34± Acres (58,316.05± SF Useable Area)
- **Zoning:** IL (Light Industrial) Lee County
- **Year Built:** 2002 (Addition Added In 2017)
- **Overhead Doors:** (2) 14' x 16 and (1) 12' x 12'
- **Parking:** 6 Surfaces Spaces and Additional Parking On Site
- **Utilities:** Lee County Water & Sewer & FPL

**Comments:** This 9,115± SF office /warehouse is available for lease and is located within Alico Center, a well established and conveniently located industrial park in South Fort Myers. The main office area is approximately 2,749± SF, consists of a large reception area, five large offices, a conference room, a full kitchen, and two restrooms. The remaining building is warehouse with 19' vaulted ceiling, insulated walls and ceiling and is approximately 6,066± SF, with an additional 300± SF office on the second floor. The site is fenced and gated with keypad entry and has approximately 1 acre of parking and outside storage area. Located just minutes from both US41 and I75, the location offers easy access to all major corridors. The Light Industrial zoning allows for industrial uses and light manufacturing. The property also has a cell tower on site and a 124' easement and retention area that are not part of the lease or leasable area.

**LEASE RATE: \$12.00 PSF + \$1.14 CAM + Sales Tax**  
**(Includes Property Taxes, Insurance & Association Fees)**

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