

# ALICO LOGISTICS CENTER

16351 & 16361 LEE ROAD  
FORT MYERS, FLORIDA 33912



**APRIL  
2024  
DELIVERY!**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee-FL.com  
in f t i

 **Capital Partners**

# ALICO LOGISTICS CENTER



**LEE & ASSOCIATES**  
Capital Partners

## Property Facts

Address 16351 & 16361 Lee Road  
Fort Myers, FL 33912

Lease Rate Negotiable

Number of Buildings Two (2)

Total Building SF 216,000 SF

Year Built 2024

Clear Height 32'

Column Spacing 50' x 40'

Building Depth 180'

Sizes Minimum: 27,000 SF  
Maximum: 108,000 SF

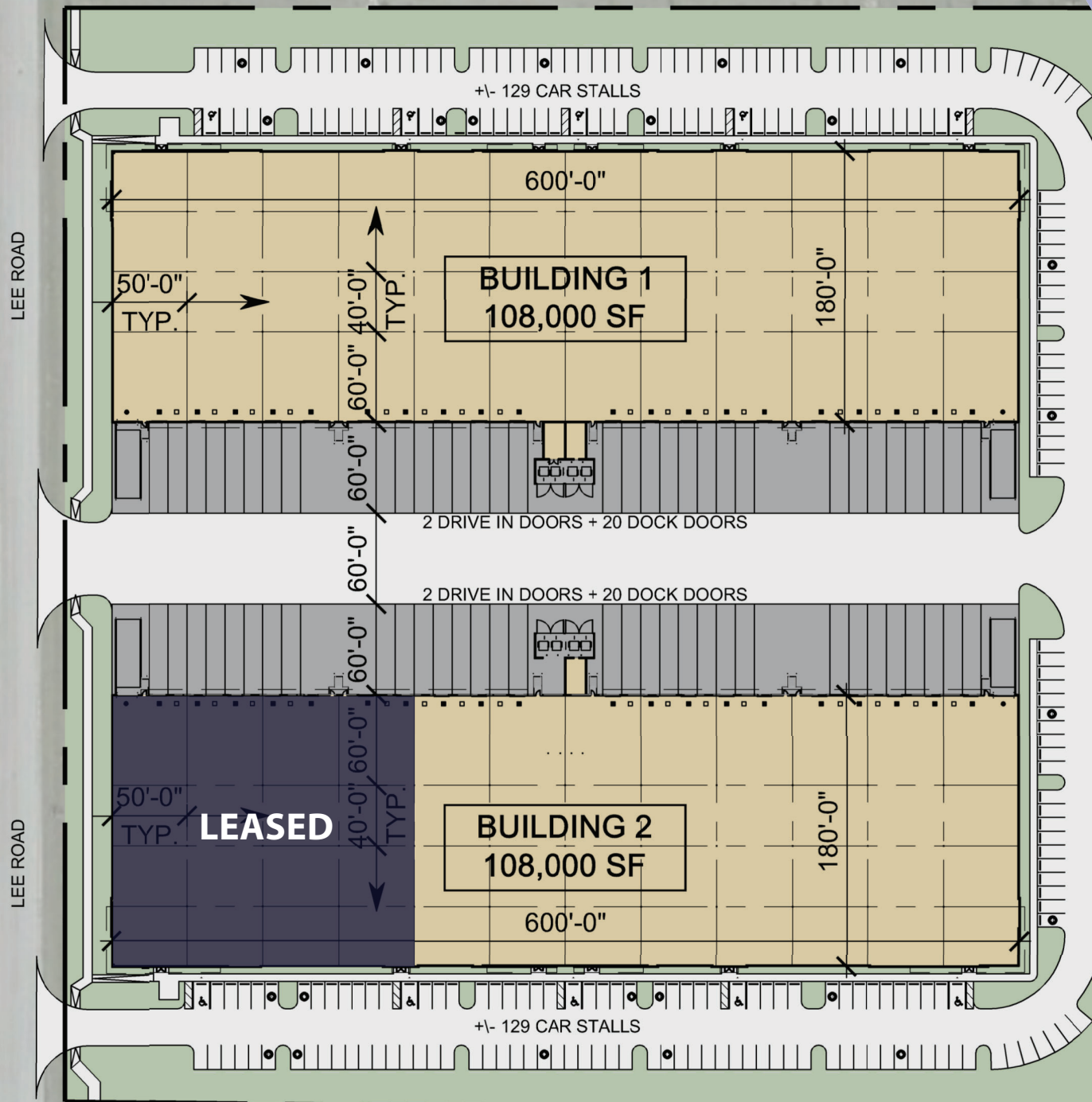
Sprinkler ESFR

Zoning IPD  
(Industrial Planned Development)



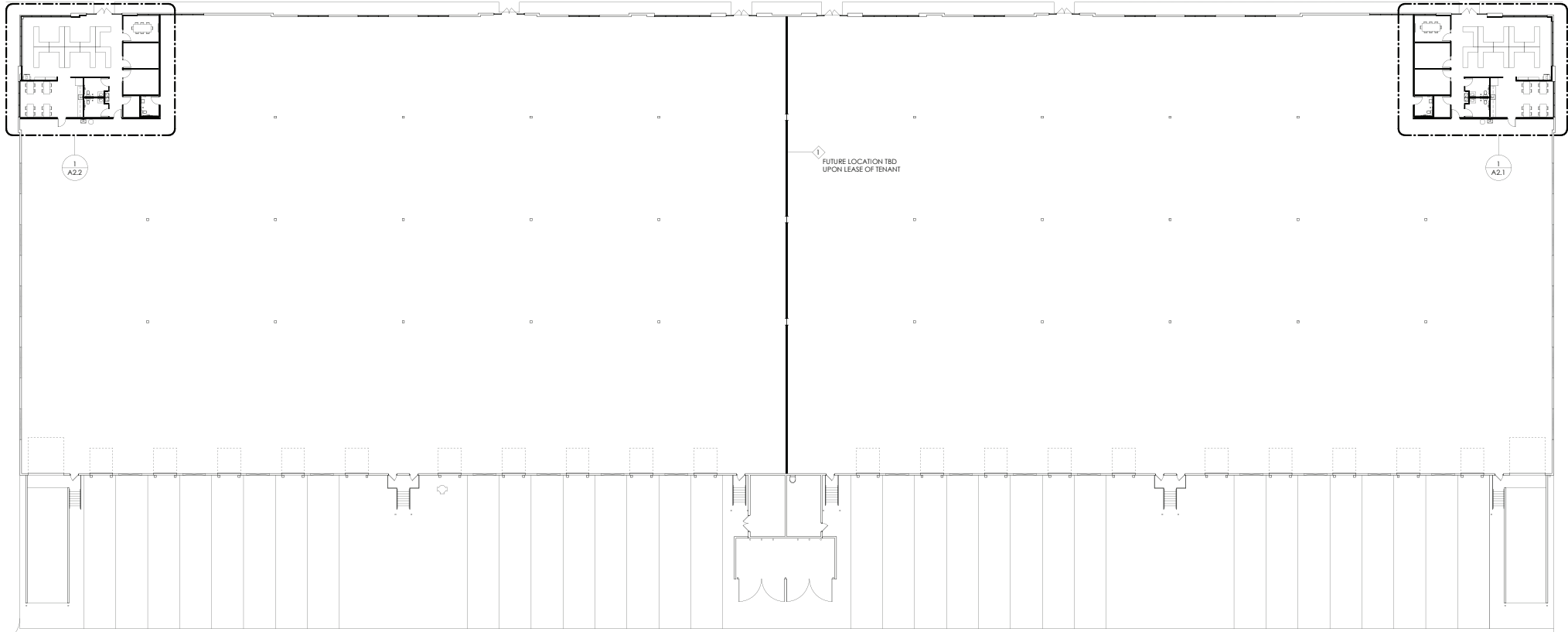


# OVERALL SITE PLAN



# Floor Plan BUILDING 1

16351 Lee Road



1 | Proposed Plan  
SCALE: 1"=20'

## BUILDING 1 SPECIFICATIONS

108,000 SF Total  
Two (2) Dock Doors\* Via Ramps  
180' x 600'  
135 Parking Spaces

\* Base Building - Fourteen (14)  
Additional Dock Doors Available

**APRIL 2024  
DELIVERY**



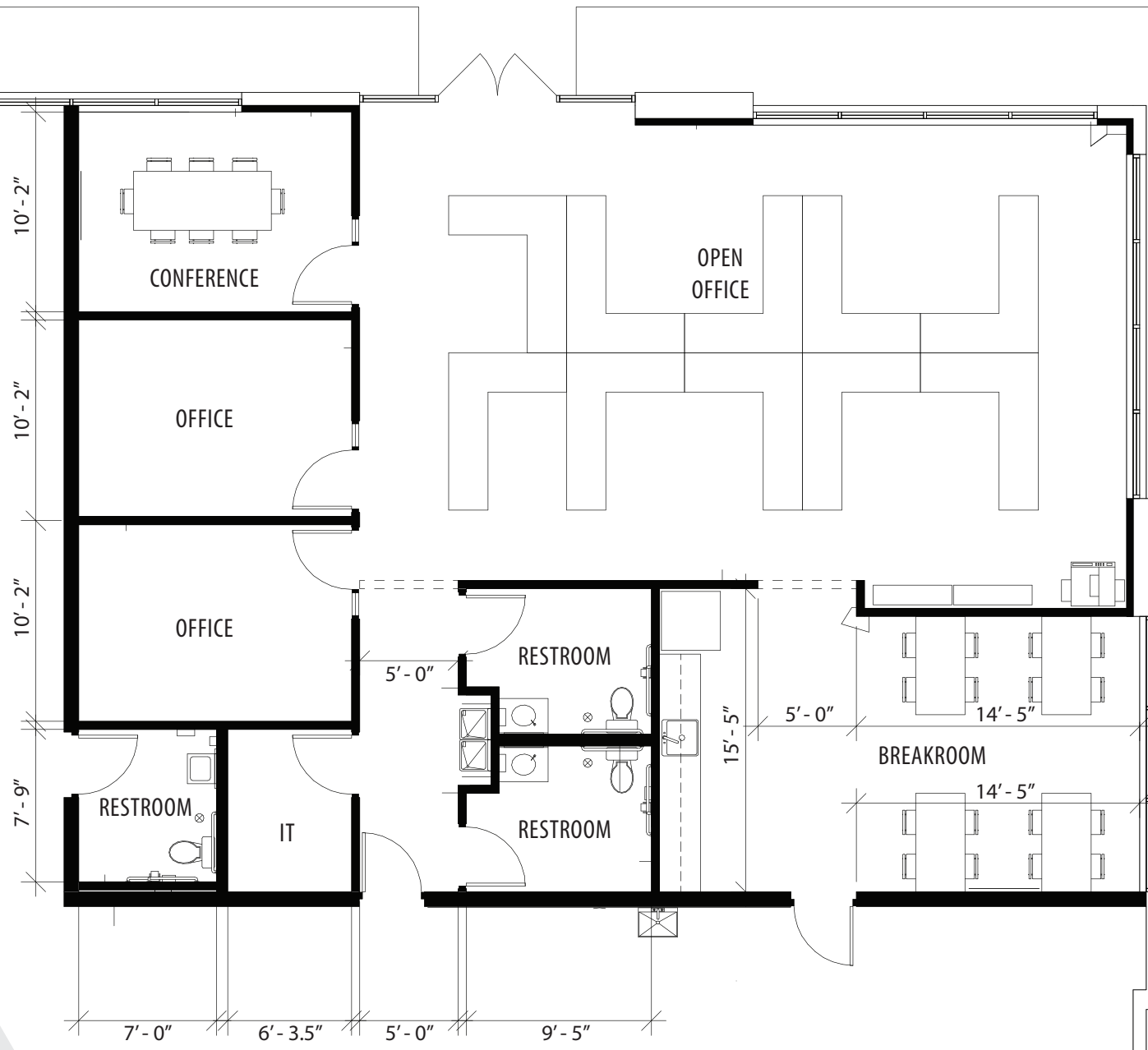
Office Plan  
**BUILDING 1**  
16351 Lee Road



**BUILDING 1**

Office Detail  
2,244 SF

**APRIL 2024  
DELIVERY**



# Floor Plan **BUILDING 2**

16361 Lee Road



## **BUILDING 2 SPECIFICATIONS**

108,000 SF Total  
72,000 SF Remaining For Lease  
Two (2) Dock Doors\* Via Ramps  
180' x 600'  
119 Parking Spaces

\* Base Building - Fourteen (14)  
Additional Dock Doors Available

**APRIL 2024  
DELIVERY**



Office Plan  
**BUILDING 2**  
16361 Lee Road

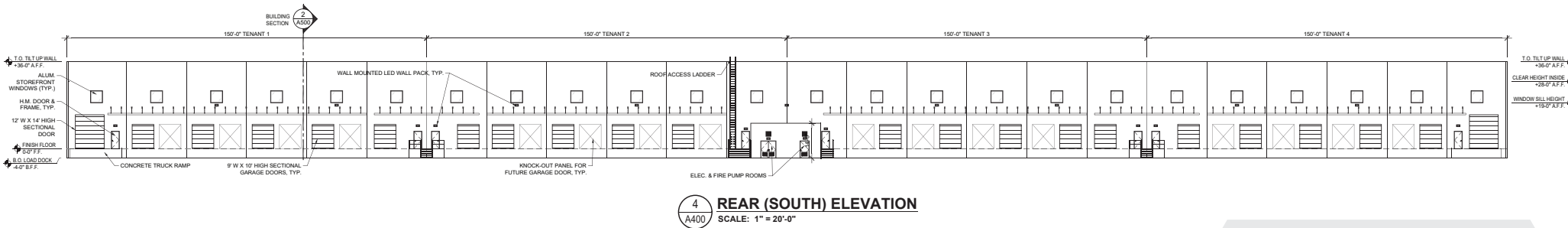
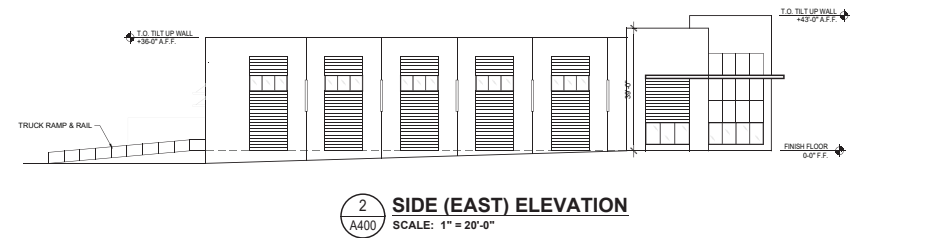
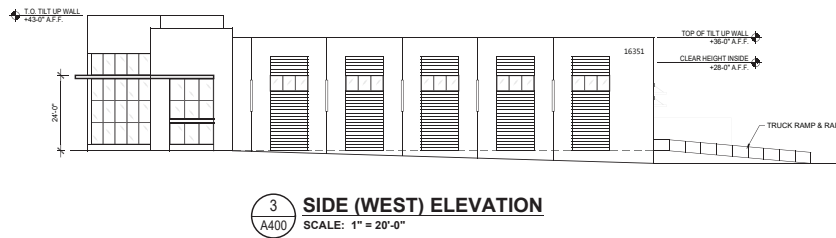
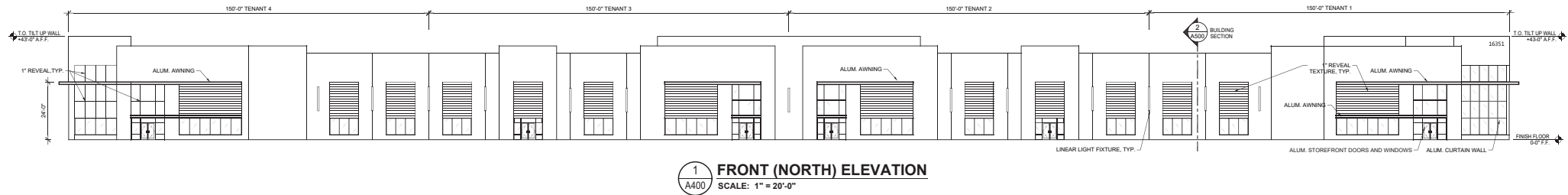


**BUILDING 2**

Office Detail  
2,244 SF

**APRIL 2024  
DELIVERY**

# ELEVATIONS





# Building SHELL DESCRIPTION



BUILDING AREA:	216,000 GSF (108,000 GSF Each)
SITE ACREAGE:	12.71 Acres
BUILDING DIMENSIONS:	180' x 600' Rear-Loaded
SPEED BAY:	60'
COLUMN SPACING:	50' x 40'
CLEAR HEIGHT:	32'
LIGHT DUTY PAVEMENT:	12" stabilized subgrade, 6" agg base, 1.5" bituminous
HEAVY DUTY PAVEMENT:	12" stabilized subgrade, 8" agg base, 2" bituminous
CONCRETE PAVEMENT:	12" stabilized subgrade, 7" thick concrete with welded wire fabric
TRUCK COURT:	180' deep – 60' concrete apron
AUTO PARKING:	254 stalls
FOUNDATIONS:	Shallow spread footings
SLAB ON GRADE:	7" thick unreinforced concrete
EXTERIOR WALLS:	Site casted concrete tilt panel walls
STRUCTURAL STEEL:	Tube steel columns, white roof deck, grey joists and girders
STRUCTURAL ROOF:	Single sloped ¼" per foot to truck court
ROOFING:	Mechanically fastened 60 mil TPO membrane with R-10 polyiso insulation

PLUMBING:	4" to 6" sanitary sewer along front bay, 2" domestic water along front bay
GLASS & GLAZING:	Four (4) main entrances. Clerestory windows along rear wall per building
DOCK DOORS:	20 (9' x 10') doors per building
DRIVE-IN DOORS:	2 (14' x 14') doors per building
FIRE PROTECTION:	ESFR
ROOF DRAIN SYSTEM:	Roof gutter and downspouts along dock wall
FLOOR SEALER:	One (1) coat of Ashford formula or equivalent
ELECTRICAL SERVICE:	1,600*-amp service at 480/277 V-3 phase
WAREHOUSE LIGHTING:	Emergency lighting and show lighting

*\* Upgradeable to 2,000-amp service*

**[CLICK HERE  
TO VIEW  
CONSTRUCTION  
SCHEDULE](#)**



# CONSTRUCTION UPDATES



JANUARY 29, 2024



# LOCATION AERIAL



## PRESENTED BY



**BOB JOHNSTON, SIOR**

PRINCIPAL

(239) 210-7601

[BJOHNSTON@LEE-ASSOCIATES.COM](mailto:BJOHNSTON@LEE-ASSOCIATES.COM)



**JERRY MESSONNIER, SIOR**

PRINCIPAL

(239) 210-7610

[JMESSONNIER@LEE-ASSOCIATES.COM](mailto:JMESSONNIER@LEE-ASSOCIATES.COM)



**ADAM BORNHORST**

VICE PRESIDENT

(239) 210-7616

[ABORNHORST@LEE-ASSOCIATES.COM](mailto:ABORNHORST@LEE-ASSOCIATES.COM)



COMMERCIAL REAL ESTATE SERVICES



*Capital Partners is an industry-leading, Minneapolis-based, commercial real estate developer, investor, and operator. For nearly three decades, Capital Partners has acquired, developed, and managed more than \$1.5 billion of institutional quality industrial property totaling more than 14 million square feet. Capital Partners' investment platform includes ownership of industrial assets, development, asset management, property management services, and full in-house accounting services.*

## LEE & ASSOCIATES | NAPLES - FT. MYERS

[LEE-FL.COM](http://LEE-FL.COM)

11215 METRO PARKWAY, BUILDING 1, SUITE 1

FORT MYERS, FL 33966



The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc. and Lee Proprietary Data. © Copyright 2019 Lee & Associates all rights reserved.