

FOR SALE

ALICO ENTERPRISE CENTER

17001 Alico Commerce Court ▪ Fort Myers, Florida 33912



NEW OFFICE WAREHOUSE CONDOS

- New business park with five office warehouse condo buildings
- Strap #08-46-25-56-00000.0010
- County Water & Sewer
- Zoned IPD – Industrial Planned Development, Lee County
- Located on the south side of Alico Road minutes from US 41, I-75 and Southwest Florida International Airport
- SEE ATTACHED FOR UNIT SIZES AND PRICING



For More Information Contact:

PAUL SANDS

239.489.3303, x177

Fax: 239.437.7277

psands@vipcommercial.com

www.paulsands.com

VIP Commercial – TCN Worldwide
13131 University Drive
Fort Myers, Florida 33907

Phone 239.489.3303

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Toll Free 1.866.308.9170

www.vipcommercial.com

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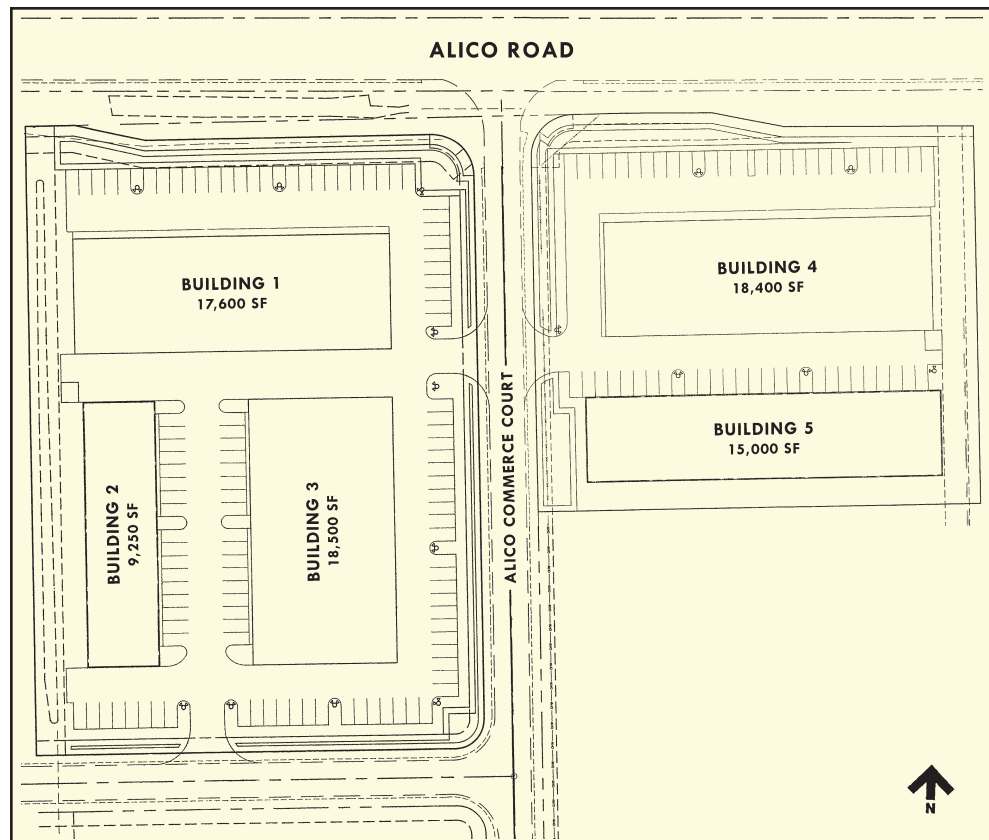
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All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice

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BUILDING 1 – 17,600± SF

UNIT	OFFICE	WAREHOUSE	TOTAL	PRICE	(1) 10'x14' O/H Door Per Unit - Carpet & Tile in Office Area - Acoustical Ceiling Tiles 18' Eave Height 35 Parking Spaces PRICE: \$225 PSF
1	538± SF	1,486± SF	2,024± SF	\$455,400	
2	536± SF	1,464± SF	2,000± SF	\$450,000	
3	536± SF	1,464± SF	2,000± SF	\$450,000	
4	536± SF	1,464± SF	2,000± SF	\$450,000	
5	536± SF	1,464± SF	2,000± SF	\$450,000	
6	536± SF	1,464± SF	2,000± SF	\$450,000	
7	536± SF	1,464± SF	2,000± SF	\$450,000	
8	758± SF	2,818± SF	3,576± SF	\$804,600	

BUILDING 2 – 9,250± SF

UNIT	OFFICE	WAREHOUSE	TOTAL	PRICE	(1) 10'x14' O/H Door Per Unit - Carpet & Tile in Office Area - Acoustical Ceiling Tiles 18' Eave Height 25 Parking Spaces PRICE: \$175 PSF
1	307± SF	958± SF	1,265± SF	\$221,375	
2	298± SF	952± SF	1,250± SF	\$218,750	
3	298± SF	952± SF	1,250± SF	\$218,750	
4	298± SF	952± SF	1,250± SF	\$218,750	
5	298± SF	952± SF	1,250± SF	\$218,750	
6	298± SF	952± SF	1,250± SF	\$218,750	
7	306± SF	1,429± SF	1,735± SF	\$303,625	

BUILDING 3 – 18,500± SF

UNIT	OFFICE	WAREHOUSE	TOTAL	PRICE	(1) 10'x14' O/H Door Per Unit - Carpet & Tile in Office Area - Acoustical Ceiling Tiles 20.8' Eave Height 54 Parking Spaces PRICE: \$175 PSF
1	307± SF	958± SF	1,265± SF	\$221,375	
2	299± SF	951± SF	1,250± SF	\$218,750	
3	299± SF	951± SF	1,250± SF	\$218,750	
4	299± SF	951± SF	1,250± SF	\$218,750	
5	299± SF	951± SF	1,250± SF	\$218,750	
6	299± SF	951± SF	1,250± SF	\$218,750	
7	307± SF	1,428± SF	1,735± SF	\$303,625	
8	307± SF	1,428± SF	1,735± SF	\$303,625	
9	299± SF	951± SF	1,250± SF	\$218,750	
10	299± SF	951± SF	1,250± SF	\$218,750	
11	299± SF	951± SF	1,250± SF	\$218,750	
12	299± SF	951± SF	1,250± SF	\$218,750	
13	299± SF	951± SF	1,250± SF	\$218,750	
14	307± SF	958± SF	1,265± SF	\$221,375	

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BUILDING 4 – 18,400± SF

UNIT	OFFICE	WAREHOUSE	TOTAL	PRICE	
1	514± SF	1,510± SF	2,024± SF	\$455,400	■ (1) 10'x14' O/H Door Per Unit ■ Carpet & Tile in Office Area ■ Acoustical Ceiling Tiles ■ 20.8' Eave Height ■ 52 Parking Spaces ■ PRICE: \$225 PSF
2	513± SF	1,487± SF	2,000± SF	\$450,000	
3	513± SF	1,487± SF	2,000± SF	\$450,000	
4	513± SF	1,487± SF	2,000± SF	\$450,000	
5	513± SF	1,487± SF	2,000± SF	\$450,000	
6	513± SF	1,487± SF	2,000± SF	\$450,000	
7	513± SF	1,487± SF	2,000± SF	\$450,000	
8	513± SF	1,487± SF	2,000± SF	\$450,000	
9	606± SF	1,770± SF	2,376± SF	\$534,600	

BUILDING 5 – 15,000± SF

UNIT	OFFICE	WAREHOUSE	TOTAL	PRICE	
1	370± SF	1,148± SF	1,518± SF	\$265,650	■ (1) 10'x14' O/H Door Per Unit ■ Carpet & Tile in Office Area ■ Acoustical Ceiling Tiles ■ 20.8' Eave Height ■ 26 Parking Spaces ■ PRICE: \$175 PSF
2	360± SF	1,140± SF	1,500± SF	\$262,500	
3	360± SF	1,140± SF	1,500± SF	\$262,500	
4	360± SF	1,140± SF	1,500± SF	\$262,500	
5	360± SF	1,140± SF	1,500± SF	\$262,500	
6	360± SF	1,140± SF	1,500± SF	\$262,500	
7	360± SF	1,140± SF	1,500± SF	\$262,500	
8	360± SF	1,140± SF	1,500± SF	\$262,500	
9	360± SF	1,140± SF	1,500± SF	\$262,500	
10	354± SF	1,128± SF	1,482± SF	\$259,350	

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