

# ALICO ITEC BUSINESS PARK

## SHOVEL READY INDUSTRIAL SITE



### FOR SALE

16351 INNOVATION LANE, TRACT J, FORT MYERS, FL 33913



- PRICE:** \$1,200,000 at \$21.86 PSF
- SIZE:** 1.27± Acres, 19,233± SF Future Industrial 12 Condominium Unit Building
- LOCATION:** 2.6± miles east of I-75, Exit 128, off Alico Rd
- ZONING:** MPD - Mixed-Use Planned Development (Lee County) [Click here for zoning uses](#)  
Allows a variety of uses including: Office, Industrial, Mobile Home Dealer, Vehicle & Equipment Dealers

**PARCEL ID:** 06-46-26-L4-14000.00CE

### DEVELOPMENT OPPORTUNITY

Unique opportunity! This shovel-ready 1.27± acre site, identified as Tract J within ITEC Park, comes with all plans and is ready for a permit to be pulled for the construction of a 19,233 SF industrial building that consists of 12 condominium units ranging from 1,358 to 2,266 square feet, and 561 square feet of common area including maintenance/utility room and two restrooms. Declaration for Condominium for "Innovation Storage At ITEC" has been created which allows each unit to be purchased and owned individually. Development Order (DO S2014-00052) is secured and all working drawings, including architectural, MEP, and Structural are prepared and ready for permit to be pulled. ITEC Park (Innovation-Technology-Enterprise-Commerce) encompasses 240 acres with 1,600' frontage on Alico Road. Strategically situated 2.6 miles east of I-75, Exit 128, this prime location ensures close proximity to a diverse range of businesses and amenities and is within minutes of I-75 for easy connectivity to major markets in Florida.

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## HIGHLIGHTS

- Ready to build lot
- Prime location
- Ideal investment opportunity



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2023 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
EST. POPULATION	10,408	59,540	301,723
EST. HOUSEHOLDS	2,760	23,383	125,620
EST. MEDIAN HOUSEHOLD INCOME	\$90,861	\$87,737	\$72,555

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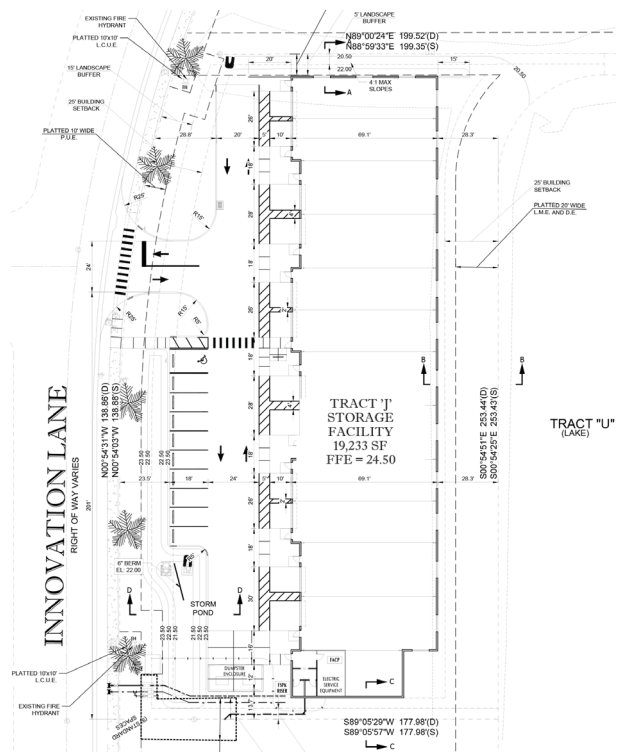
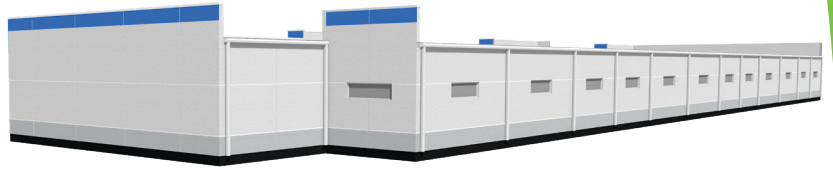
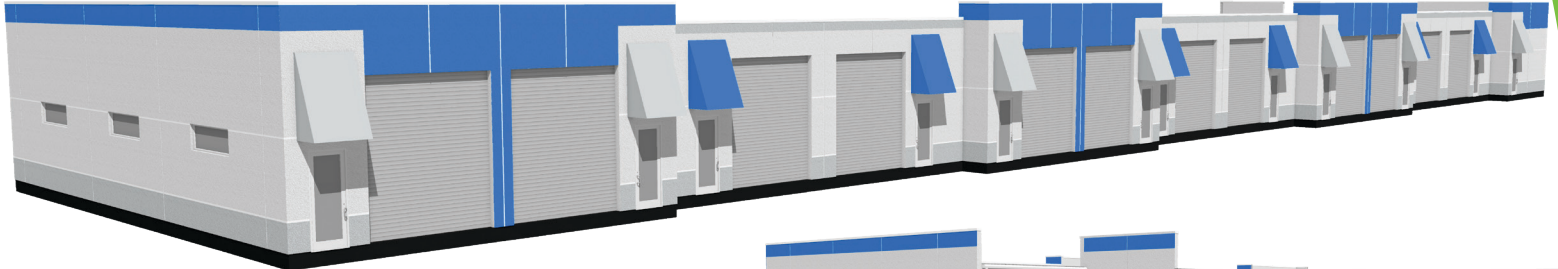
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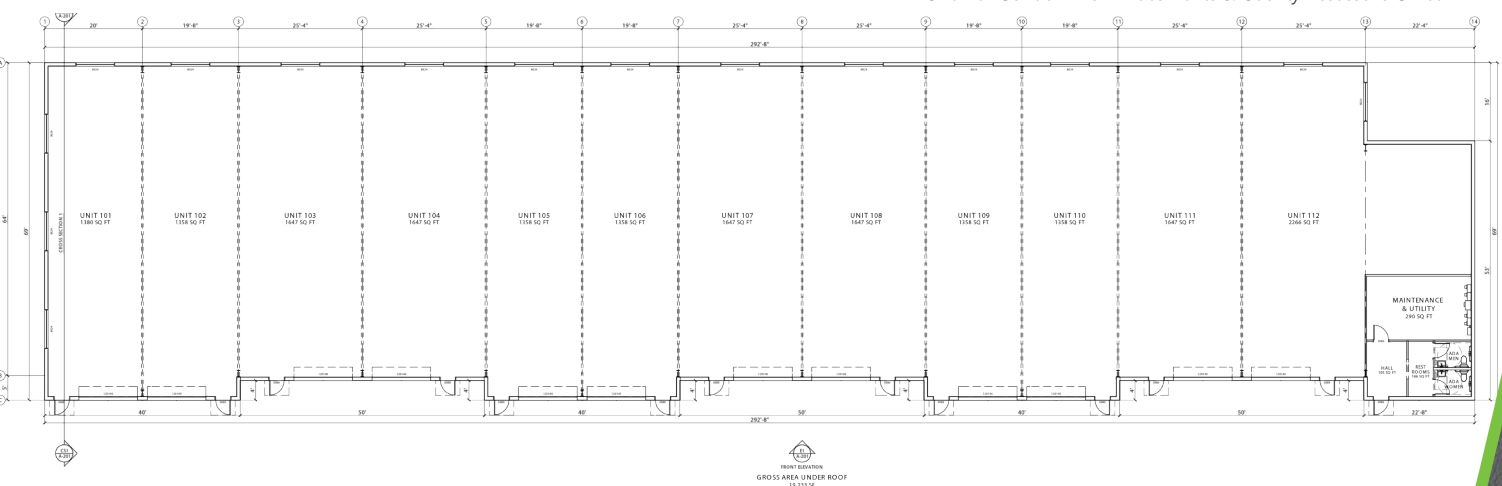
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RENDERING & PLANS



UNIT	CONDO PARCEL ID	SIZE*	SIZE**	2023 RE TAXES
101	06-46-26-L4-14000.0101	1,380	1,421	\$462.87
102	06-46-26-L4-14000.0102	1,358	1,441	\$469.35
103	06-46-26-L4-14000.0103	1,647	1,696	\$551.98
104	06-46-26-L4-14000.0104	1,647	1,696	\$551.98
105	06-46-26-L4-14000.0105	1,358	1,399	\$455.82
106	06-46-26-L4-14000.0106	1,358	1,399	\$455.82
107	06-46-26-L4-14000.0107	1,647	1,696	\$551.98
108	06-46-26-L4-14000.0108	1,647	1,696	\$551.98
109	06-46-26-L4-14000.0109	1,358	1,399	\$455.82
110	06-46-26-L4-14000.0110	1,358	1,399	\$455.82
111	06-46-26-L4-14000.0111	1,647	1,696	\$551.98
112	06-46-26-L4-14000.0112	2,266	2,334	\$758.75
<b>UNIT TOTAL</b>		<b>18,671</b>	<b>19,272</b>	
Common	06-46-26-L4-14000.01CE	561		
<b>BUILDING TOTAL</b>		<b>19,232</b>		<b>\$6,274.15</b>

\*Size Per Construction Drawings  
 \*\* Size Per Condominium Documents & County Assessor's Office



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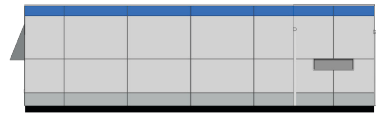
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E1 - FRONT (WEST) ELEVATION  
Scale: 3/32" = 1'-0"



E2 - LEFT (NORTH) ELEVATION  
Scale: 3/32" = 1'-0"



E4 - RIGHT (SOUTH) ELEVATION  
Scale: 3/32" = 1'-0"



E3 - REAR (EAST) ELEVATION  
Scale: 3/32" = 1'-0"

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