

DOCK HIGH INDUSTRIAL ALICO BUSINESS PARK



FOR SUBLEASE

16321 DOMESTIC AVENUE, FORT MYERS, FL 33912



SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	OPEX (PSF)	MONTHLY OPEX	MONTHLY SALES TAX	MONTHLY TOTAL
58,200	\$10.56	\$51,216.00	\$3.29	\$15,956.50	\$3,358.63	\$70,531.13

- OCCUPANCY:** 30 Days from Lease Execution
- TERM:** 09/30/2027, Two (2) Three-Year Renewal Options Available with Notice
- LOCATION:** Just off Alico Road, west of I-75, Exit 128
- ZONING:** IPD - Industrial Planned Development (Lee County)
- YEAR BUILT:** 2020
- POWER:** (2) Panels 600-amp, 480/277-volt, 3-phase
(1) panel 200-amp, 277/480-volt, 3-phase
(1) panel T1 15KVA, Primary 277/480-volt, 3-phase, Secondary 120/208-volt, 3-phase
- OH DOORS:** 26 Overhead Doors
(22 Dock High & 4 Automatic Drive-in Doors with Loading Ramp)
- CLEAR HEIGHT:** 30'

DOCK HIGH WAREHOUSE

This expansive industrial property offers 55,838± SF of sprinklered warehouse space with 3-phase power and 26 Overhead Doors (22 Dock High & 4 Automatic Drive-in Doors with Loading Ramp), and 2,362± SF of office space consisting of an open work area, private offices, conference room, and break room. Strategically situated 2.5± miles west of I-75, Exit 128, this property enjoys a prime location within a high-density industrial area, ensuring close proximity to a diverse range of businesses and amenities and easy connectivity to major markets in Florida.

CONTACT
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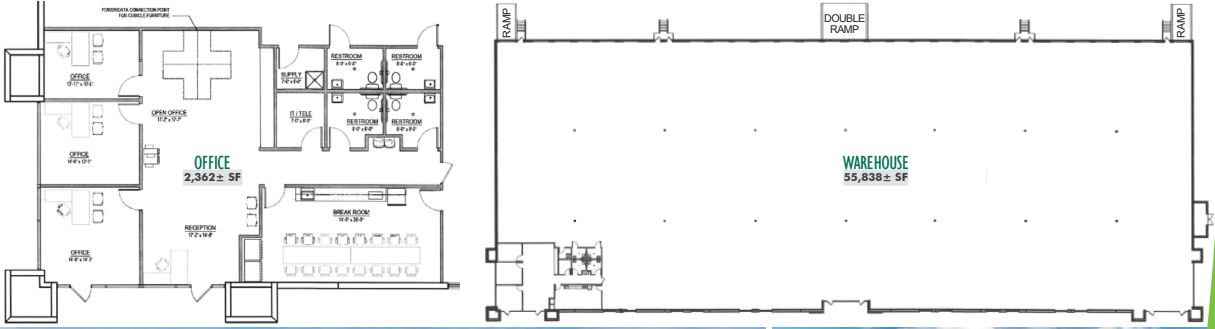
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HIGHLIGHTS

- Ready to move in
- 3 Phase Power
- Quick access to I-75 and Southwest Florida International Airport



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