

12201-12221 ITEC Park Dr Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



9 Units Available for Pre-lease

Property Highlights

- Approximately 16,770 SF of retail/flex space for pre-lease
- Planned development, see site plans on 2nd page for space layout and availabilities
- $\pm$ 300' feet of frontage along Alico Rd ($\pm$ 17,900 AADT)
- Prime location just off the I-75 ramp
- Positioned in a rapidly developing area, including the Skyplex development project

STRAP NUMBER(S)

07-46-26-L1-10000.0250
07-46-26-L1-10000.0240
07-46-26-L1-10000.0230

PROPERTY TYPE

Vacant Land

LAND AREA

$\pm$ 80,464 SF / 1.85 AC

ZONING

MPD

LEASE RATE

\$25-\$35 NNN

FRONTAGE

$\pm$ 300' on Alico

SUBMARKET

S. Fort Myers/San Carlos

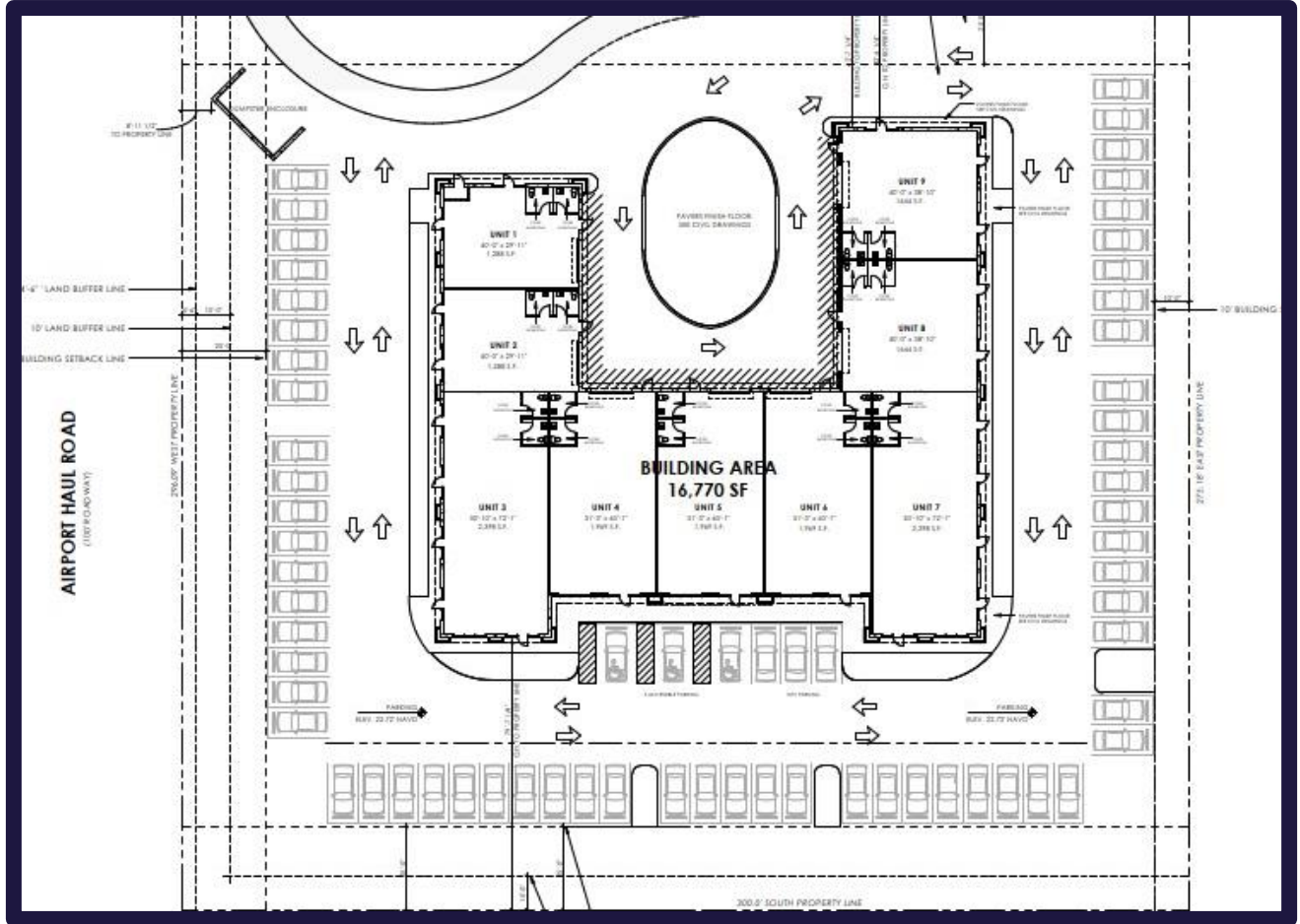
GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

Better never settles



SITE PLANS



Unit Size	Lease Rate	CAM	Monthly Rent*
1,288 SF	\$25.00 NNN	\$TBD	\$2,683.33
1,644 SF	\$25.00 NNN	\$TBD	\$3,425.00
1,969 SF	\$35.00 NNN	\$TBD	\$5,742.92
2,398 SF	\$35.00 NNN	\$TBD	\$6,994.17

*Taxes and CAM Not Included

12201-12221 ITEC Park Dr Fort Myers, FL



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

RENDERINGS



Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

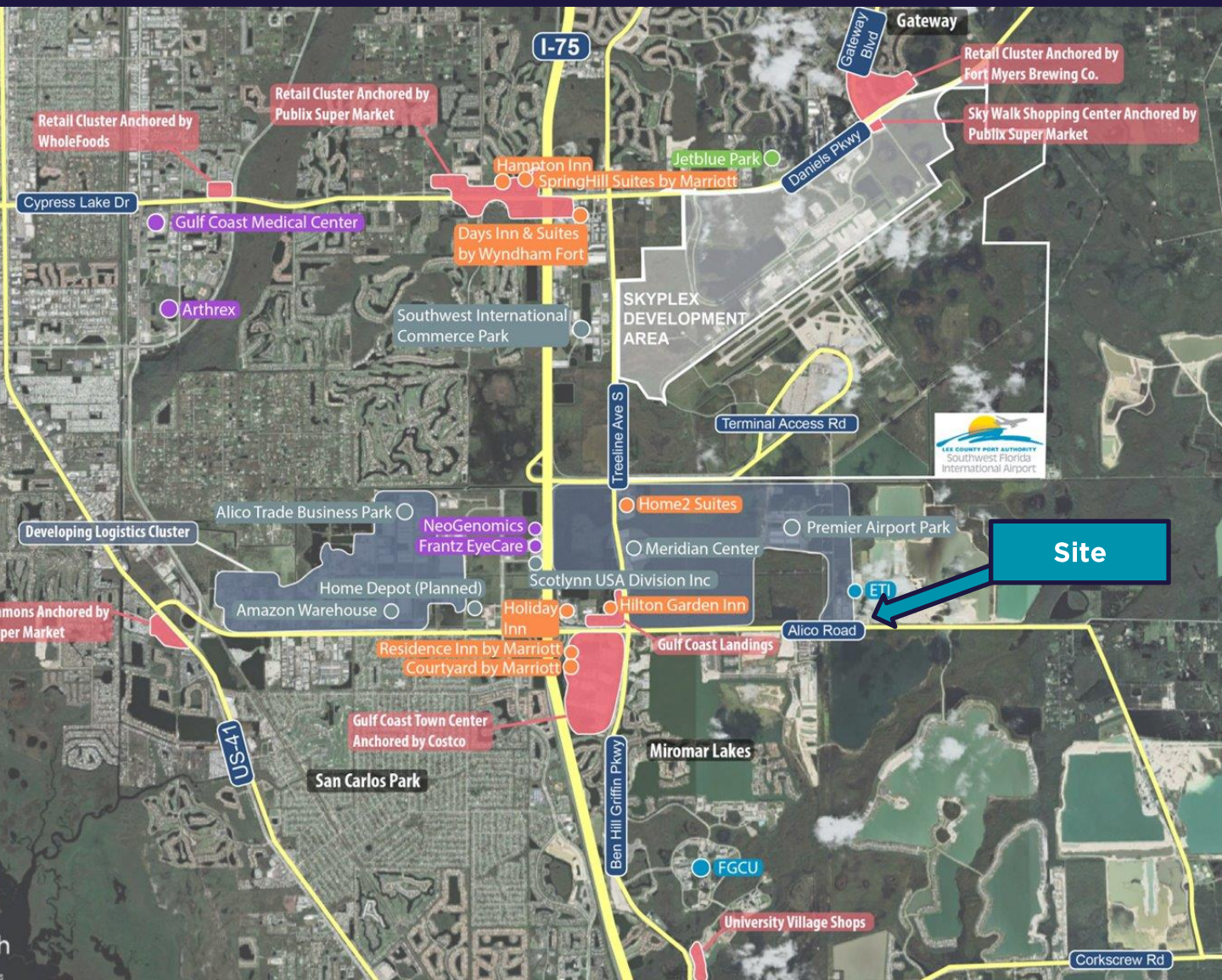
SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

12201-12221 ITEC Park Dr Fort Myers, FL



CUSHMAN & WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



- Retail Cluster
- Leisure
- Hotel
- Healthcare/Biotech

- Logistics
- Developing Logistics Cluster
- Education

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com