

12201-12221 ITEC Park Dr Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

For Sale



Property Highlights

- \pm 300' feet of frontage along Alico Rd (\pm 17,900 AADT)
- Prime location just off the I-75 ramp
- Fully developed parcel with utilities to site, with offsite water management
- Land has been cleared and filled to road grade
- Positioned in a rapidly developing area, including the Skyplex development project
- Proposed development pending approval for a 16,770 SF commercial building

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

PRICE

\$2,132,296

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
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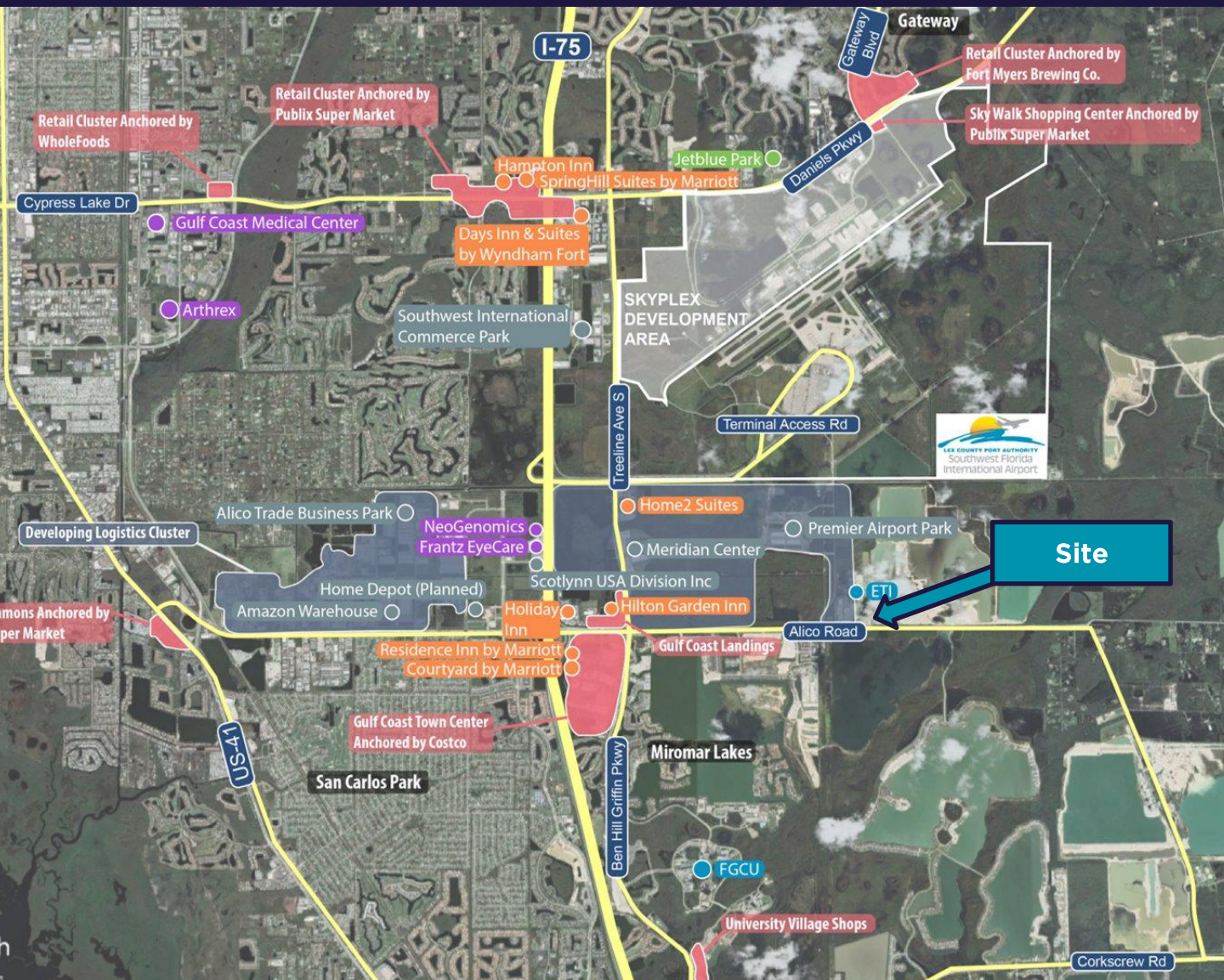
Better never settles

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- Retail Cluster
- Leisure
- Hotel
- Healthcare/Biotech

- Logistics
- Developing Logistics Cluster
- Education

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