

The Colliers logo is a blue square with rounded corners, featuring the word "Colliers" in white serif font. Below the text is a horizontal bar with three segments: yellow, red, and blue.

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For Lease | Build-to-Suit

Premier Airport Park

16210 Airport Park Drive | Fort Myers, FL

Dan Miller

Executive Vice President
Dir: 239 841 4900
dan.miller@colliers.com

12800 University Drive
Suite 400

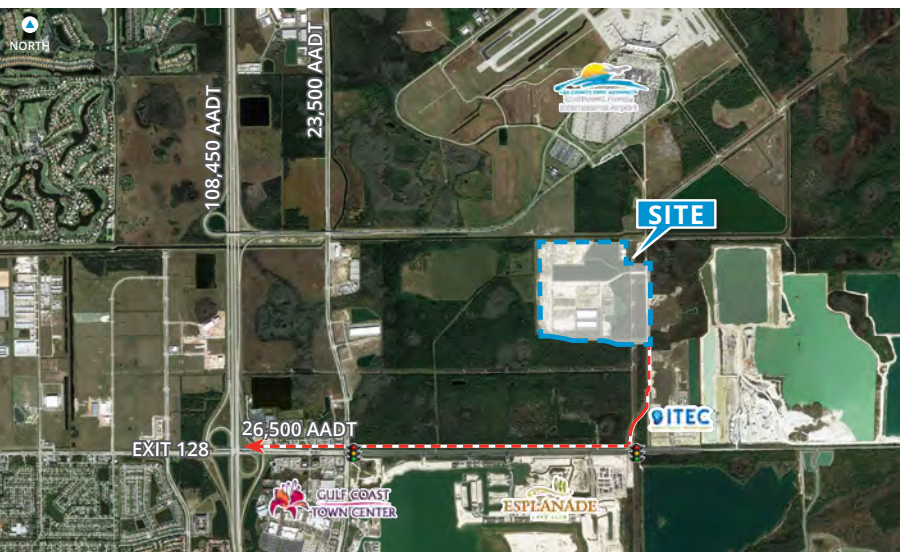
Fort Myers, FL 33907
colliers.com/southwestflorida

Accelerating success.

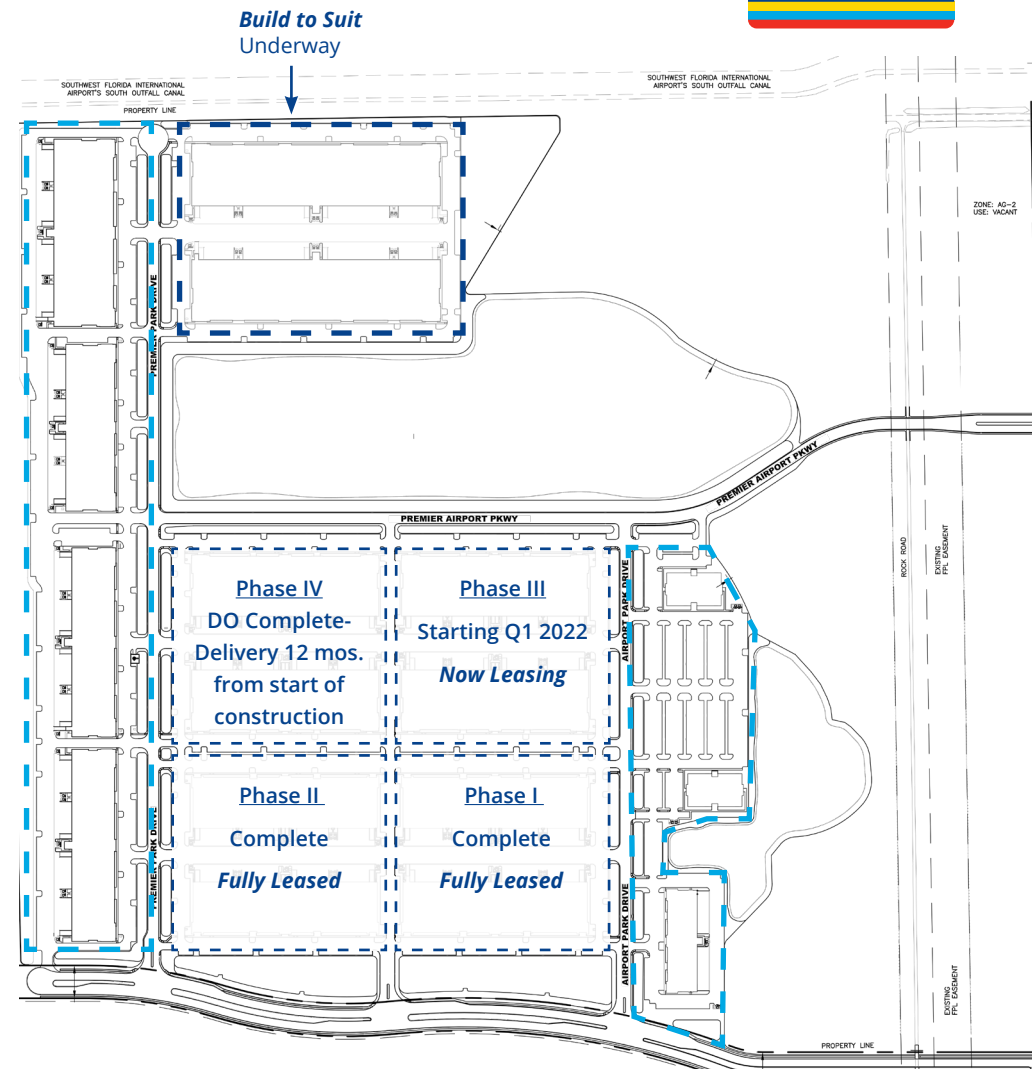
Premier Airport Park | For Lease | Build-to-Suit

- 225 Acre Distribution Manufacturing Park with entitlements for 1,875,000 SF of high-cube warehousing, industrial, manufacturing and office park use, pad ready
- 126,000+ SF buildings, bay sizes from 20,298 SF
- Building 1B/2B **complete** and **fully leased**, building 1A /2A complete and **fully leased**, Building 3B/4B currently **under construction**, building 3B **fully leased**, **now leasing building 4B**
- Located at exit 128 of Interstate 75, Alico Road approximately 7 minutes from the interchange to your door, all intersections are signalized with accelerate/ decelerate and stacking lanes
- Above market specs throughout, highest parking ratio in the market, best access, best distribution location & landscaping
- Fiber provided by Comcast

Location Map



Site Plan



*Phase III now under construction
for the next 250,000 SF*

Availabilities

Phase IV (3A/4A):

- Development Order Complete
- Delivery approx. 12 months from GO

Phase II (1A/2A):

- Two 106,569 SF buildings
- Complete and **fully leased**



Phase III (3B/4B):

- Two 126,000+ buildings
- **Under Construction**
- Building 3B: Complete and **fully leased**
- **Available** Western Endcap 20,256 SF 5 OH doors/ 1 drive-in w/ramp
- **Available** Eastern Endcap 30,977 SF 8 OH doors/ 1 drive in w/ramp

Phase I (1B/2B):

- Two 106,000+ SF buildings
- Complete and **fully leased**

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Specifications

Square Feet	± 106,000 SF per building (Phase I & II) ± 126,000 SF per building (Phase III)
Building Type	Single-Story, Concrete Tilt Wall/Steel Column Shell
Clear Height	32'
Building Dimensions	170'-0" d. X 617'-0" w. (Phase I & II) 200'-0" d. x 617'-0" w. (Phase III)
Bay Size	± 53'-4" w. x 55'-0" d. Interior Column Spacing (Phase I & II) ± 53'-4" w. x 60'-0" d. Speed Bay Column Spacing (Phase I & II) ± 53'-4" w. x 46'-8" d. Interior Column Spacing (Phase III) ± 53'-4" w. x 60'-0" d. Speed Bay Column Spacing (Phase III)
Dock Positions	Bldg 2A (32) Dock Doors & (4) Ramps to 16'-0" w. x 14'-0" h. OH Doors Bldg 1A (33) Dock Doors & (3) Ramps to 16'-0" w. x 14'-0" h. OH Doors Bldg 3B (31) Dock Doors & (4) Ramps to 16'-0" w. x 14'-0" h. OH Doors Bldg 4B (32) Dock Doors & (4) Ramps to 16'-0" w. x 14'-0" h. OH Doors
Canopies	All dock high overhead doors have a canopy to mitigate the exposure during rainy season
Car Parking	Bldg 2A (179) Car Spaces, including Six (6) Handicap Spaces Bldg 1A (179) Car Spaces, including Six (6) Handicap Spaces Bldg 3B (187) Car Spaces, including Six (6) Handicap Spaces Bldg 4B (195) Car Spaces, including Six (6) Handicap Spaces
Truck Court	180' x 617' Truck Court with 60'-0" Concrete Apron (6" thick) & 60'-0" Drive Aisle (heavy duty asphalt)
Floor Slab	6" thick, 4000 psi Concrete

Construction	Concrete Tilt Walls, Steel Columns, Steel Roof Joist, Prefinished Steel Roof Deck, Impact-Rated Entry Doors, Storefront System, & Windows
Roof System	60-MIL TPO Roofing System (20-year Warranty) R-Value = 19
Fire Protection	ESFR Fire Suppression System with a Fire Pump
Electrical Service	(2) 800amp, 480volt, 3 phase, 4 wire electrical services, capability to increase from 1,600 amps to 3,200 amps
Utilities	Water & Sewer: Lee County Utilities Electric: Florida Power & Light Telecom: Fiber provided by Comcast
OH Doors	<i>Insulated with sweeps in Phase III (Bldg 3B & 4B)</i>

Phase 111 (Bldgs 3B & 4B) will include baths and ventilation, allowing for ***immediate occupancy***

Location Benefits

With **excellent access** to the local workforce, Florida Gulf Coast University, restaurants and hotels, this is the ideal spot for your corporate presence and perfectly situated for last mile distribution to the Fort Myers, Naples, Punta Gorda, Port Charlotte, Lehigh, LaBelle, Sarasota & Bradenton markets.

Directions

3.6 miles east of Exit 128 (Alico Road) on Interstate 75

From I-75, take Exit 128 East through the signalized intersections of Ben Hill Griffin Pkwy to Airport Haul Rd (North or left)

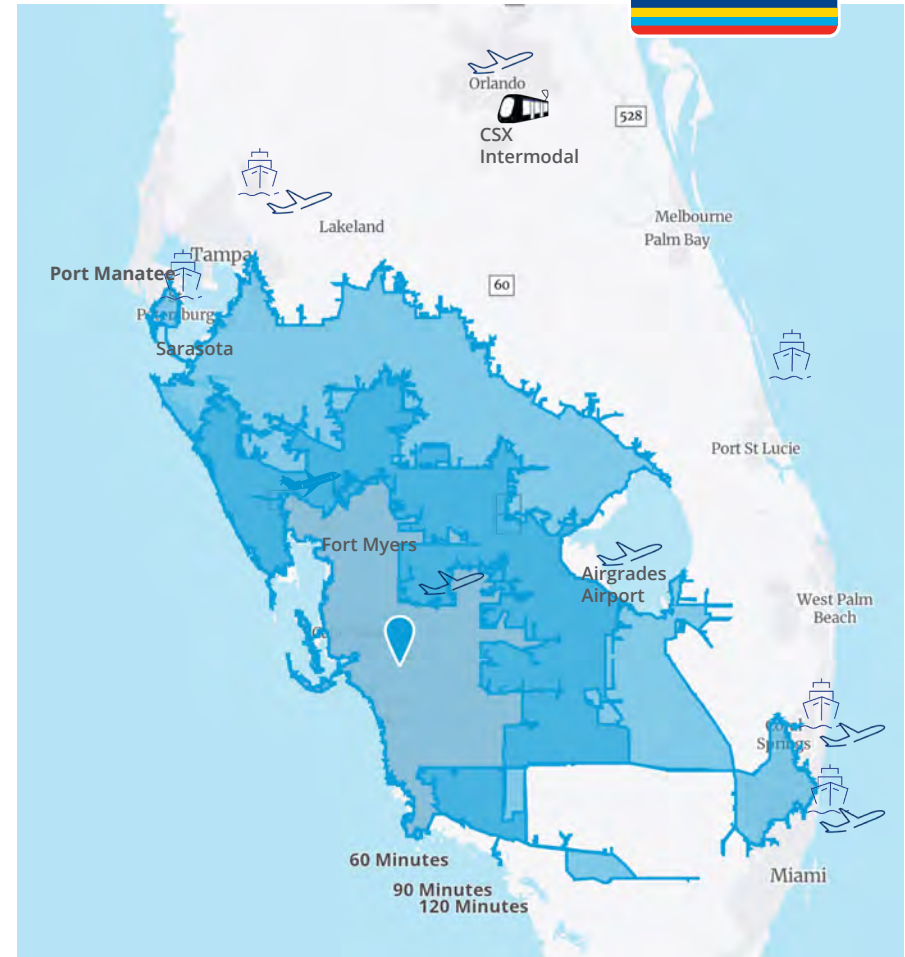
Alternate routes along Ben Hill Griffin, Three Oaks Pkwy or US 41 to additional Interchanges

Key Driving Distances

- 8 miles North to Colonial Boulevard (Fort Myers / Lehigh / Cape Coral)
- 36 miles north to Hwy 17 (Punta Gorda / Arcadia)
- 35 +/- miles from downtown Naples, FL (via I-75 / Co Rd 886 / US-41)
- 90 +/- miles from downtown Sarasota, FL (via I-75 / FL-780)
- 110 +/- miles from Port Manatee, Palmetto, FL (via I-75 / I-275 / US-41)
- 125 +/- miles from Fort Lauderdale International Airport and Port Everglades (via I-75 / I-595)
- 140 +/- miles from Port of Tampa (via I-75 / FL-618)
- 140 +/- miles from Port of Fort Pierce (via I-75 / FL-80 / FL-70)
- 145 +/- miles to Tampa International Airport via I-75 / I-275)
- 150 +/- miles to Miami International Airport and Port of Miami (via I-75 / SR-826 / SR-836)
- 175 +/- miles to Orlando International Airport via I-75 to I-4)
- 340 +/- miles to Jacksonville Airport and Port of Jacksonville (via I-75, I-10, and I-295)

Drive Time Demographics

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Total Population

60-Min: 1,335,869
90-Min: 1,907,555
120-Min: 4,130,595



Median HH Income

60-Min: \$59,037
90-Min: \$59,066
120-Min: \$58,479



Average HH Income

60-Min: \$87,728
90-Min: \$87,316
120-Min: \$84,799

For more information, please contact:

Dan Miller

Executive Vice President

+1 239 841 4900

dan.miller@colliers.com



12800 University Drive, Suite 400
Fort Myers, FL 33907

colliers.com



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