

FOR LEASE | BUILD-TO-SUIT

PREMIER AIRPORT PARK

AIRPORT PARK DRIVE | FORT MYERS, FL

DAN MILLER

Executive Managing Director
+1 239 841 4900
dan.miller@colliers.com
colliers.com/dan.miller

FRED KOLB, MBA, CCIM

Managing Director
+1 239 985 8081
fred.kolb@colliers.com
colliers.com/fred.kolb

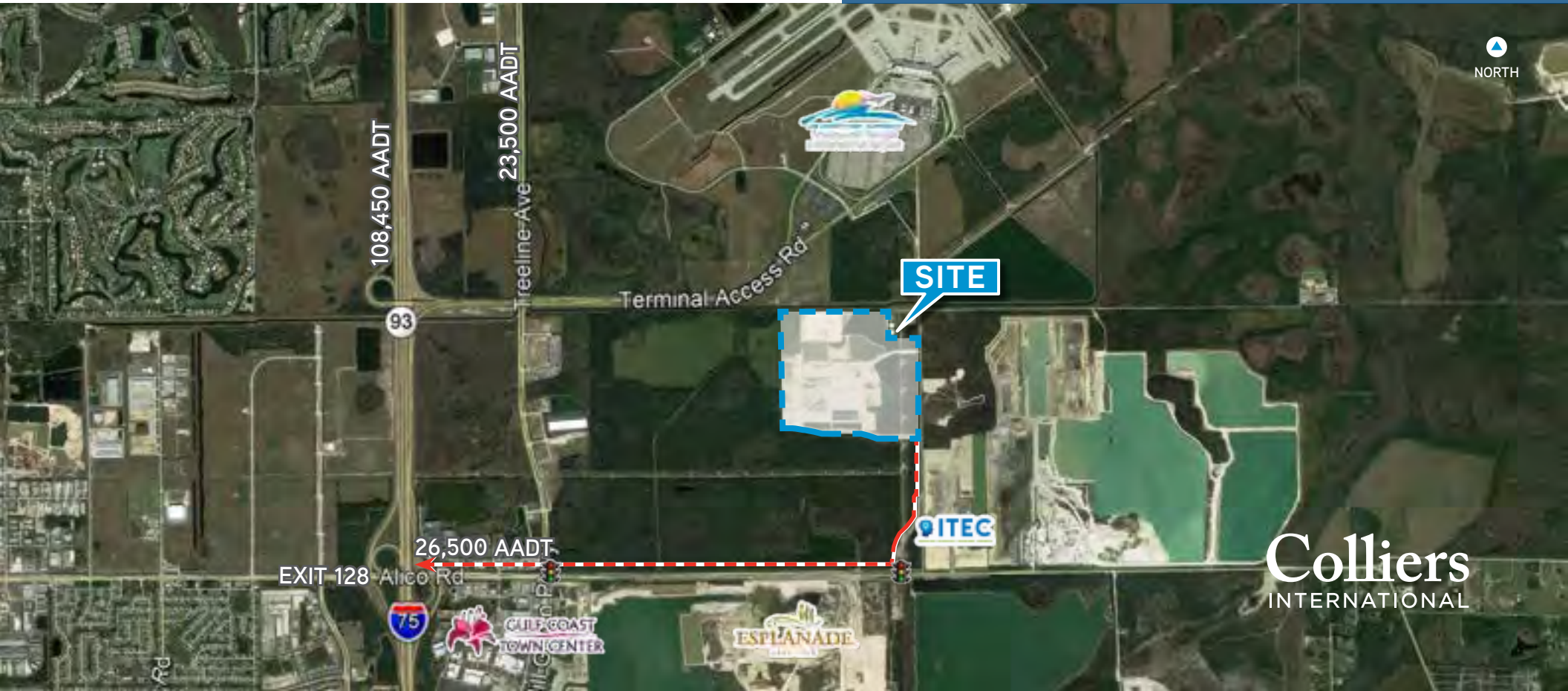


PROPERTY HIGHLIGHTS

- 225 Acre Distribution Manufacturing Park with Entitlements for 1,875,000 SF | Pad Ready
- 106,000+ SF Buildings | Bay sizes from 16,693 SF
- Building 1B & 2B now complete, building 1A & 2A have permits ready for delivery in 8.5 months
- Development Orders complete for the balance of the park, quick build-to-suit delivery
- Located at exit 128 of Interstate 75, Alico Road approximately 7 minutes from the interchange to your door
- Above market specs throughout, highest parking ratio in the market, best access, best distribution location & landscaping
- Fiber provided by Comcast



[VIEW DRONE VIDEO HERE](#)



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SITE PLAN

PREMIER AIRPORT PARK is a 225.7+ acre Industrial Planned Development (IPD) entitled for 1,875,000 SF of high-cube warehousing, industrial, manufacturing, warehousing, and office park use.

Development Order for first eight (8) buildings offers immediate construction. All are pad ready or in progress.

All dock high overhead doors have a canopy to mitigate exposure during the raining season.

Building 2B (complete):

- Size: 106,569 SF
- 617' x 170'
- **177 Parking Spaces**
- Rear Load
- 34 Dock Positions
- 2 Drive-in Docks

Building 1B (complete):

- Size: 106,836 SF
- 617' x 170'
- **183 Parking Spaces**
- Rear Load
- 33 Dock Positions
- 2 Drive-in Docks

Building 2A (coming):

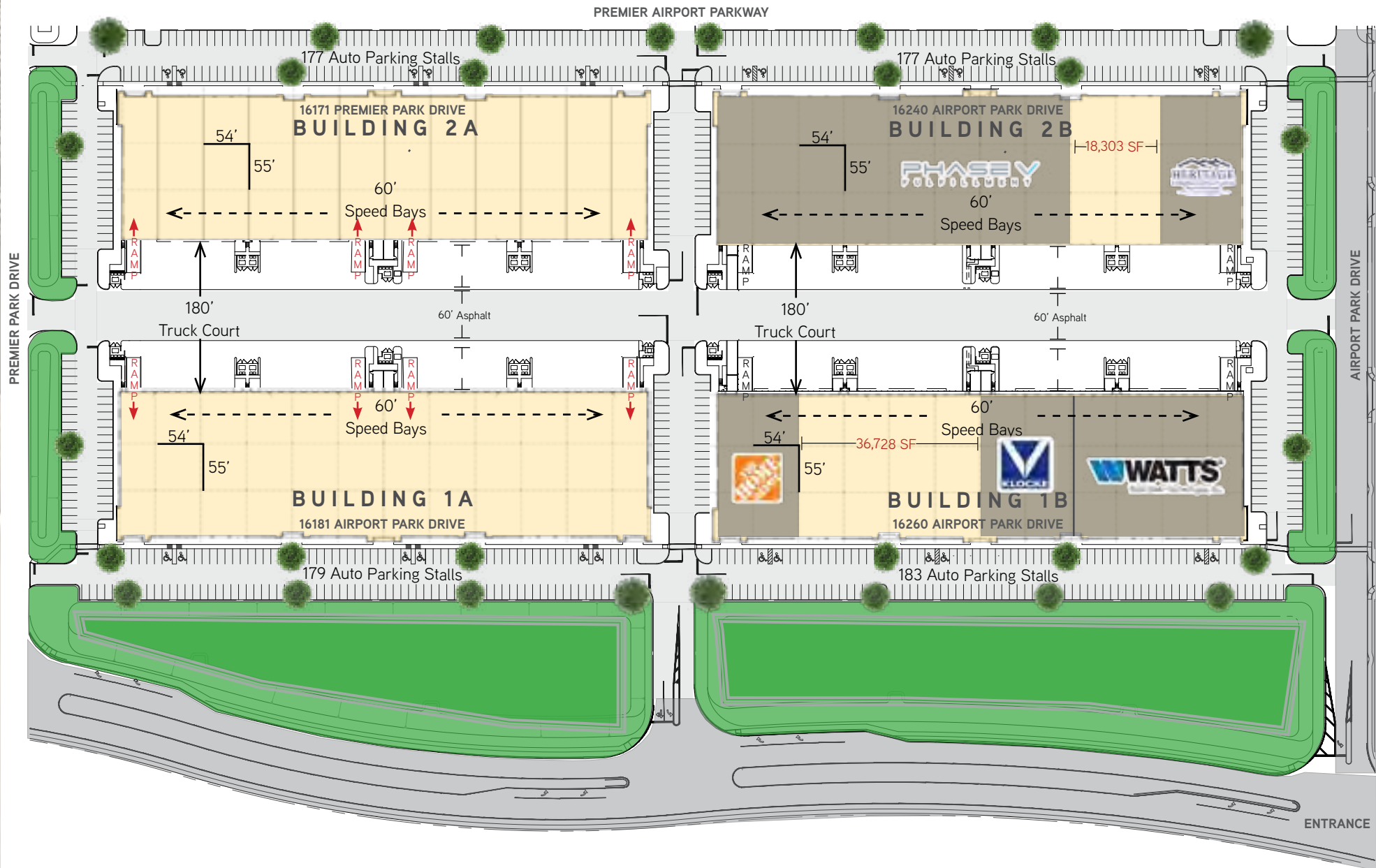
- Size: 106,569 SF
- 617' x 170'
- **179 Parking Spaces**
- Rear Load
- 32 Dock Positions
- 4 Drive-in Docks

Building 1A (coming):

- Size: 106,836 SF
- 617' x 170'
- **179 Parking Spaces**
- Rear Load
- 32 Dock Positions
- 4 Drive-in Docks

Available for Build to Suit
100,000 SF - 600,000 SF







BUILDING SPECIFICATIONS

Square Feet	± 106,000 SF per building
Building Type	Single-Story, Concrete Tilt Wall/Steel Column Shell
Clear Height	32'
Building Dimensions	170'-0" d. X 617'-0' w.
Bay Size	± 53'-4" w. x 55'-0" d. Interior Column Spacing ± 53'-4" w. x 60'-0" d. Speed Bay Column Spacing
Dock Positions	Bldg 2B (34) Dock Doors & (2) Ramps to 16'-0" w. x 14'-0" h. OH Doors Bldg 1B (33) Dock Doors & (2) Ramps to 16'-0" w. x 14'-0" h. OH Doors Bldg 2A (32) Dock Doors & (4) Ramps to 16'-0" w. x 14'-0" h. OH Doors Bldg 1A (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 2B (177) Car Spaces, including Six (6) Handicap Spaces Bldg 1B (183) Car Spaces, including Six (6) Handicap Spaces Bldg 2A(179) Car Spaces, including Six (6) Handicap Spaces Bldg 1A (179) 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. Twelve (12) Multi-Purpose (ABC), Surface-Mounted Fire Extinguishers
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

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)

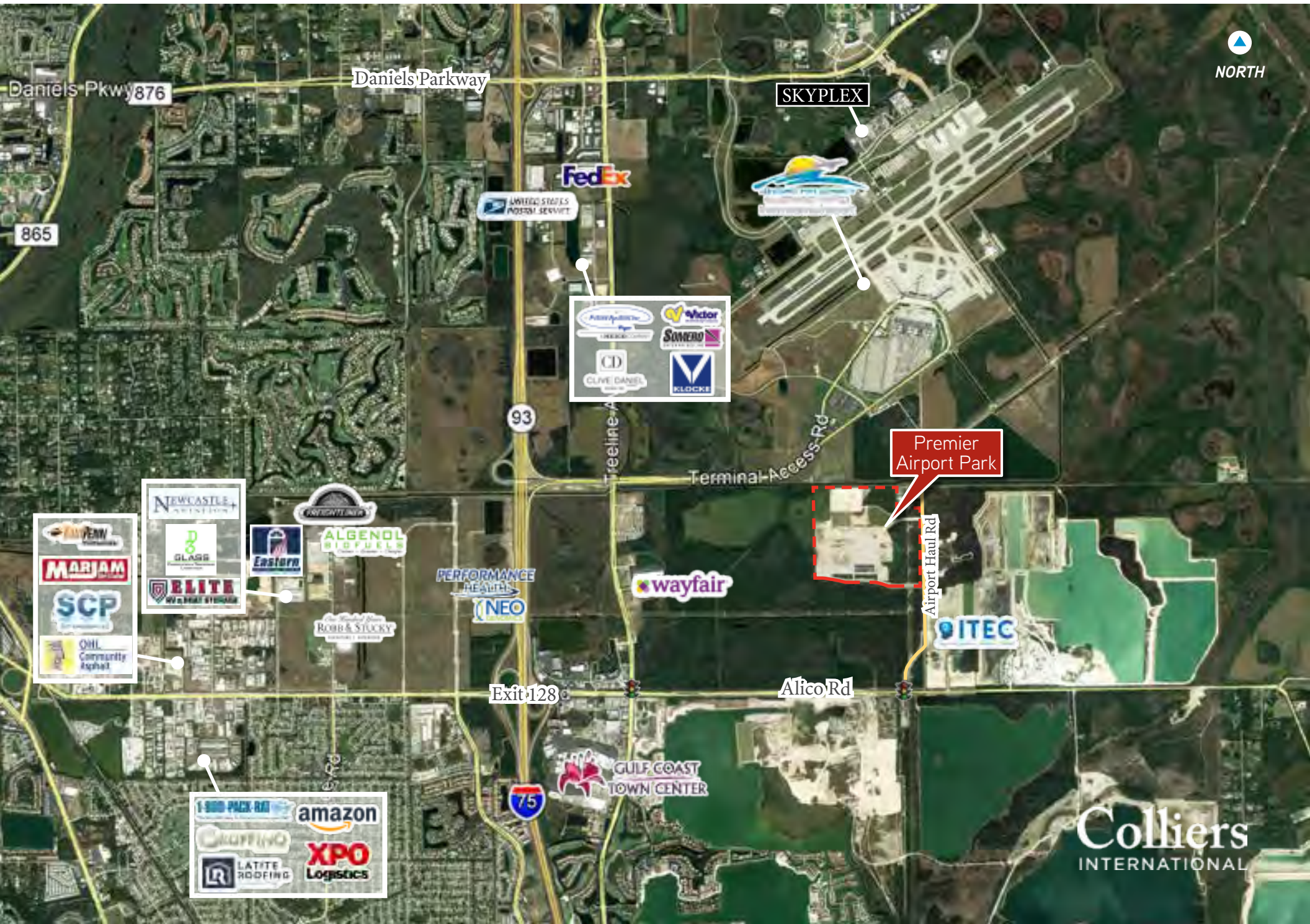
Alternate routes along Ben Hill Griffin, Three Oaks Pkwy or US 41 to additional Interchanges

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)
- 1-75 +/- 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)



NEIGHBORING TENANTS



DRIVE TIME DEMOGRAPHICS



2020 DEMOS



Population

60-min: 1,359,359
120-min: 4,172,623
180-min: 13,449,076



Med. HH Income

60-min: \$58,932
120-min: \$58,663
180-min: \$56,796



Avg. HH Income

60-min: \$87,660
120-min: \$84,982
180-min: \$83,381

CONTACT:

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Executive Managing Director
+1 239 841 4900
dan.miller@colliers.com
colliers.com/dan.miller

FRED KOLB, MBA, CCIM

Managing Director
+1 239 985v8081
fred.kolb@colliers.com
colliers.com/fred.kolb

COLLIERS INTERNATIONAL

13241 University Drive
Suite 101
Fort Myers, FL 33907
www.colliers.com

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