



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# USA INDUSTRIAL PARK

7,500-75,000± SQ. FT. HEAVY INDUSTRIAL BUILDINGS - FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 7958/7962 USA Industrial Drive  
Fort Myers, FL 33912

**County:** Lee (*Unincorporated*)

**Property Type:** Improved Industrial

**Property Size:** 12.72± Acres  
(divisible into 1± Acre building pads)

**Building Size:** 7,500–75,000± Sq. Ft.

**No. of Buildings:** 10

**Year Built:** 2026

**Construction Type:** Tilt Up/Concrete IOS

**Future Land Use:** Industrial

**Utilities:** County Water/Sewer

BUILDING LIST PRICE:

**\$3,000,000 | \$400 PSF**  
(7,500± Sq. Ft. Building | 1± acre)

BULK PRICE:

**\$30,000,000 | \$400 PSF**  
(10) Industrial Buildings  
75,000± Sq. Ft. | 12.76± Acres

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## SALES EXECUTIVES



**Justin Thibaut, CCIM**  
President & CEO



**Alexis North, CCIM**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Alexis North, CCIM**

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o: (239) 427-3400 m: (239) 564-7456

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**LSI Companies is pleased to present this rare opportunity to acquire one or more move-in ready, heavy industrial/flex buildings within Southwest Florida's premier industrial corridor.**

USA Industrial Park, sits on 12.76± acres and consists of (10) 2026 tilt-construction, industrial/flex buildings that may be purchased individually or as a portfolio. The project is fully zoned and entitled and delivered with off-site stormwater management, roadways, utilities and ERP in-place. Each building pad is approximately 1 acre with a 0.78± acre concrete laydown and parking area—an increasingly scarce product type in today's industrial market. In-place zoning also accommodates a wide range of manufacturing, distribution, logistics, contractor, and specialized industrial uses.

Part of the larger 88± acre Gator-Domestic Industrial Center IPD, the site is located along Domestic Avenue within the highly desirable Alico Road Corridor. Positioned within the center of the tri-county region of Lee, Collier & Charlotte Counties, the location serves quick access to main thoroughfares including US-41, I-75 and Southwest Florida's International Airport (RSW). The surrounding area includes prominent industrial and commercial users, including Amazon, Scotlynn, Eastern Metal Supply and more promoting Alico Rd as the leading industrial hub in Southwest Florida.

USA Industrial Park offers a unique opportunity for both owner-users and investors seeking recession proof income producing asset.



## EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

- **Property Size:** 12.7± Acres
  - Comprised of 10 divisible 1± acre building pads
- **Zoning:** Industrial Planned Development
  - Gator-Domestic Industrial Center IPD/Z-21-016
- Approved for Heavy and Light Industrial Uses
- **Access:** Along Domestic Ave., privately owned and maintained
  - Ironside Drive
  - Cadet Hanger Court (*under construction*)
- Fully fenced facility perimeter
- Off-site storm water management & ERP in place.
  - (ERP) Permit No. 36-102320-P

### BUILDING PAD HIGHLIGHTS:

- **Lot Size:** 0.92± acre
  - Concrete IOS/Parking: 0.78± Acres
- **Building Size:** 7,500± Sq. Ft.
  - 750± Sq. Ft. Under Air Office
  - 6,750± Open Air Warehouse
- 2 Overhead Doors 14' H x 12' W
- 24' Ft. Interior Clear Span
- Warehouse & Office Restrooms
- (22) Parking Spaces per Building

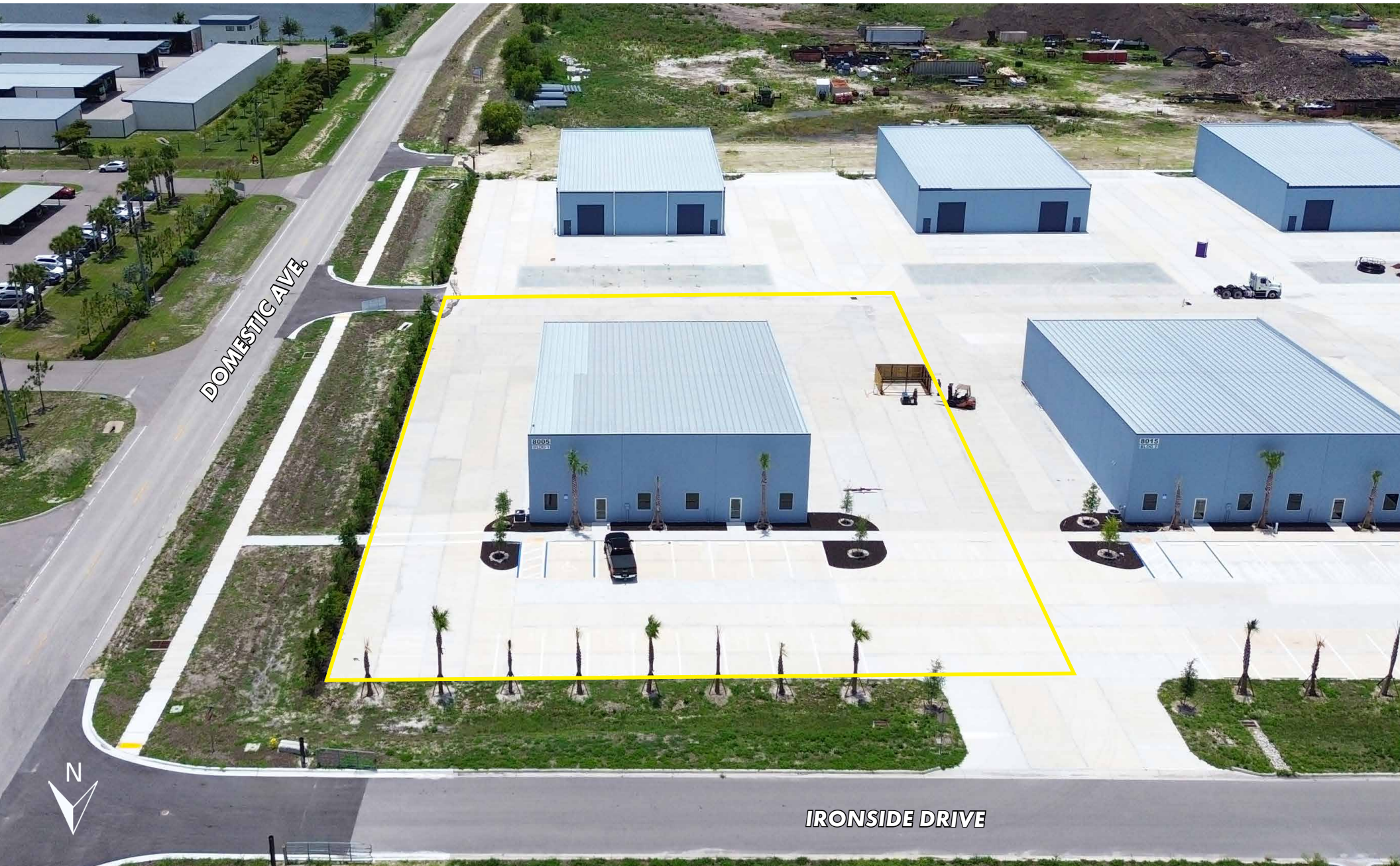


## BUILDING EXTERIOR

- **Building Size: 7,500± Sq. Ft.**
  - 750± Sq. Ft. Under Air Office
  - 6,750± Open Air Warehouse
- Warehouse & office restrooms
- Utility sink & drinking fountain in warehouse



# BUILDING EXTERIOR



DOMESTIC AVE.

IRONSIDE DRIVE

## BUILDING INTERIOR



## APPROVED USES

- Contractors & Builders (*All Groups*)
- Building Material Sales
- Manufacturing Facilities, not limited to:
  - Electrical Machinery & Equipment
  - Rubber & Plastic Products
  - Textile Mill Products
  - Apparel Products
- Storage (*Indoor; Open*)
- Vehicle & Equipment Dealers (*Group V: Construction*)
- Warehouse (*Mini, Private, Public*)
- Transportation Services (*Groups II, III, IV*)

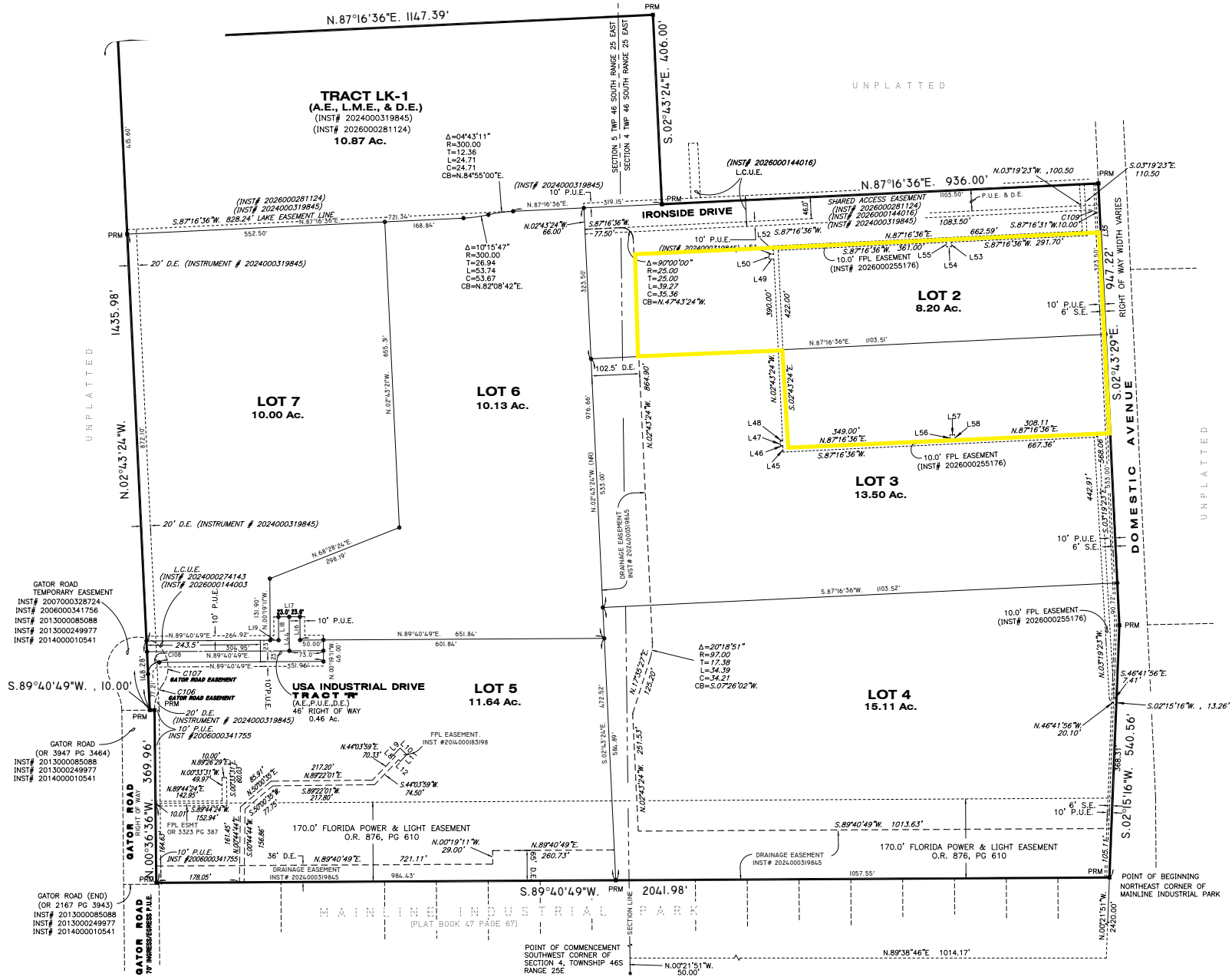
*A full list of approved uses is available upon request*



UNPLATTED

UNPLATTED

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## ROAD EXTENSION EXHIBIT

- 4± minutes to Michael G. Rippe Pkwy.
- 5± minutes to US-41/Tamiami Trail
- 6± minutes to I-75
- 8± minutes to Six Mile Cypress Pkwy.
- 15± minutes to Daniels Pkwy. via Treeline Ave.



Three Oaks Parkway currently connects from Livingston Road in South Naples, through Imperial Parkway in Bonita Springs, and ends at Alico Road in Fort Myers. The 4-lane, divided highway is ultimately planned to extend to Daniels Parkway in Fort Myers. This will alleviate increasing congestion due to the rise of developments and influx of residents the area is experiencing

**Phase 1** segment of the extension will begin North of Alico Road and will end at Indian Pony Drive.

**Phase 2** segment will begin at Indian Pony Drive and will lead to Daniels Parkway. Daniels Parkway will widened from a 6-lane divided highway to an 8-lane divided highway.

**The extension project is estimated to be completed in 2026.**

## Tentative Schedule

**Fiddlesticks Canal Crossing:**  
Design complete fall 2019  
Construction begins early 2020  
Construction complete late 2020

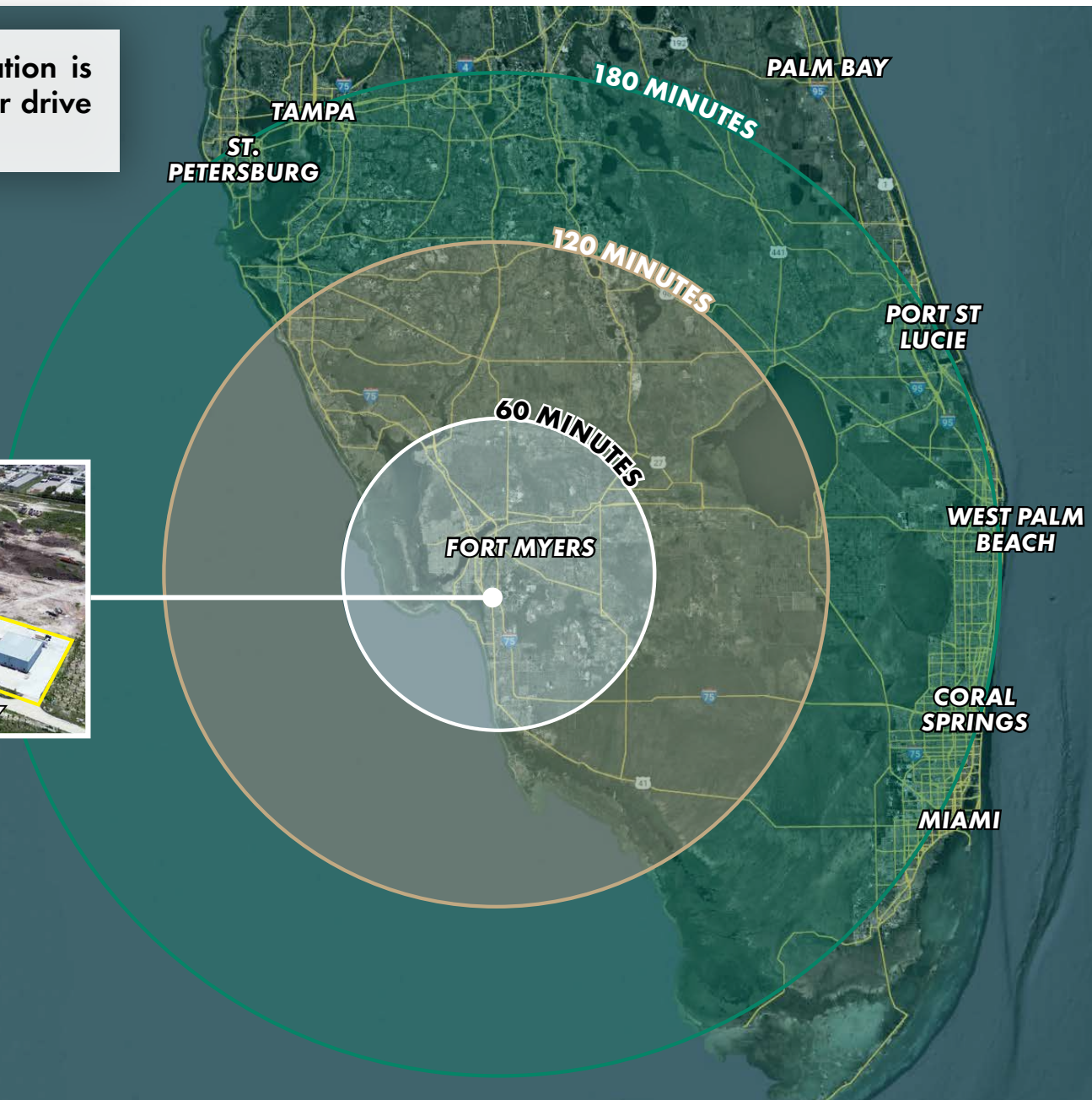
**Phase 1 Segment**  
Design complete late 2020  
Construction begins early 2021  
Construction complete late 2023

**Phase 2 Segment**  
Design complete late 2022  
Construction begins 2023  
Construction complete 2025-2026



## DISTRIBUTION RADIUS

62% of the Florida population is accessible within a 3± hour drive from the property.





I-75 - AADT 125,171±

BEN HILL GRIFFIN PKWY - AADT 31,500±

[CLICK TO VIEW DEVELOPMENT ACTIVITY MAP](#)



ALICO ROAD - AADT 49,500±

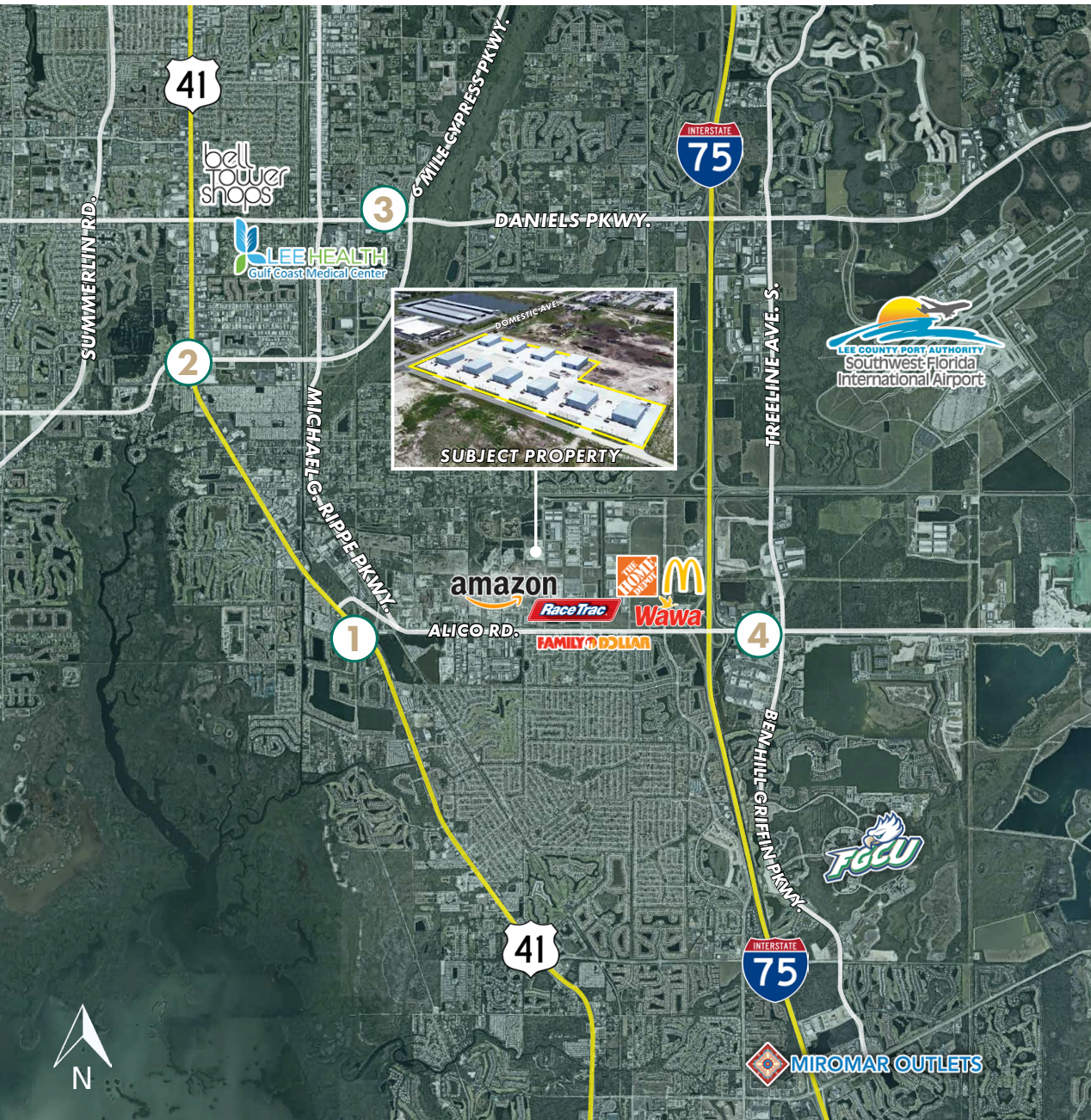
MICHAEL G RIPPE PKWY - AADT 36,000±



S. TAMAMI TRAIL - AADT 63,500±



# RETAIL MAP



## 1. ALICO COMMONS



## 2. US-41 & GLADIOLUS DR./SIX MILE CYPRESS PKWY.



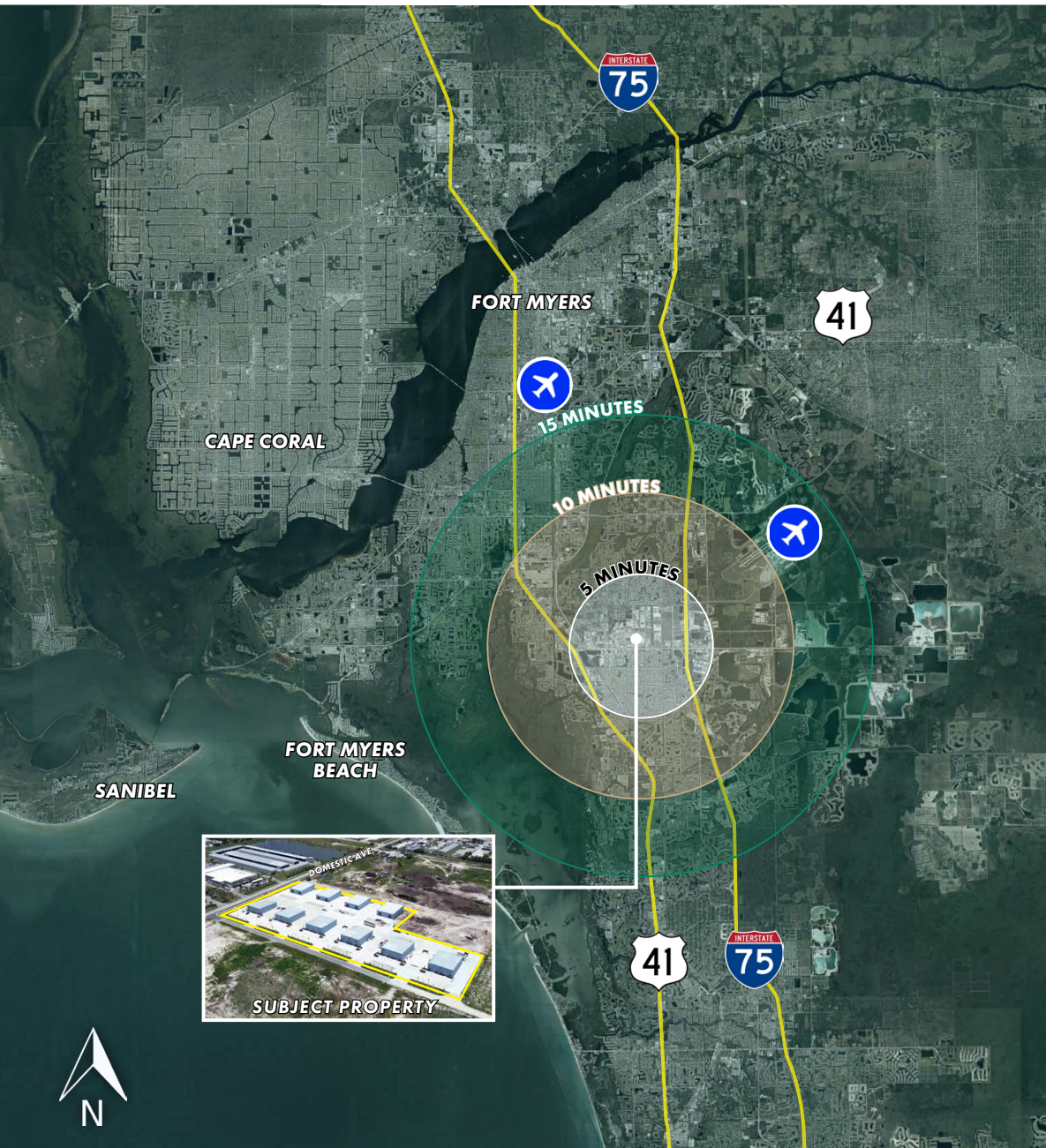
## 3. DANIELS CROSSING



## 4. GULF COAST TOWN CENTER

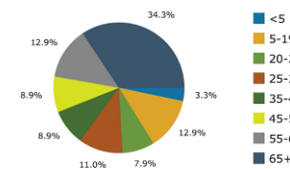


# LOCATION

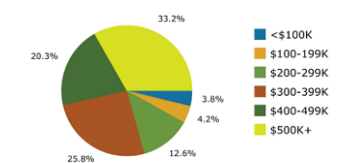


## AREA DEMOGRAPHICS - 15 MINUTE RADIUS

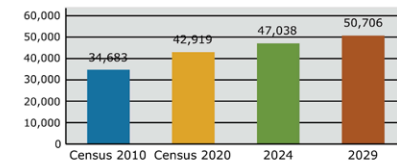
2024 Population by Age



2024 Home Value



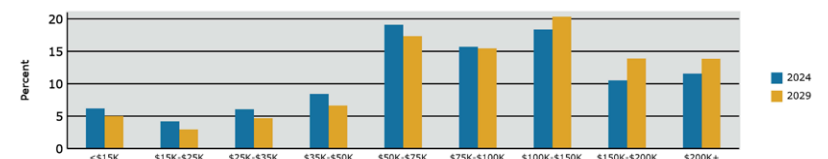
Households



2024-2029 Annual Growth Rate



Household Income



## LOCATION HIGHLIGHTS

- 1± mile to I-75
- 3.1± miles to SWFL International Airport (RSW)
- 1.6± miles to US-41
- 1.3± miles to Michael G. Rippe Parkway
- 3.4± miles to Florida Gulf Coast University (FGCU)



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