

INVESTMENT OPPORTUNITY

TWO-UNIT INDUSTRIAL FLEX BUILDING

17221 ALICO CENTER ROAD, FORT MYERS, FL 33967



50% OCCUPIED!

- **BUILDING SIZE:** 5,616 SF
- **LAND SIZE:** 0.74± AC
- **SALE PRICE:** \$2,200,000

PROPERTY FEATURES

- Excellent Owner-User Opportunity!
- Two (2) Unit Industrial Flex Building
- Brand New Roof in 2026!
- 3,000 SF Rear Unit with Fenced-In Yard Area is Currently Vacant
- 2,616 SF Front Unit is Leased & Renews on December 1, 2026 at Current Fair Market Value
- Zoned IL ([click here for uses](#))



Please Contact:

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Principal

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YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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LEE & ASSOCIATES
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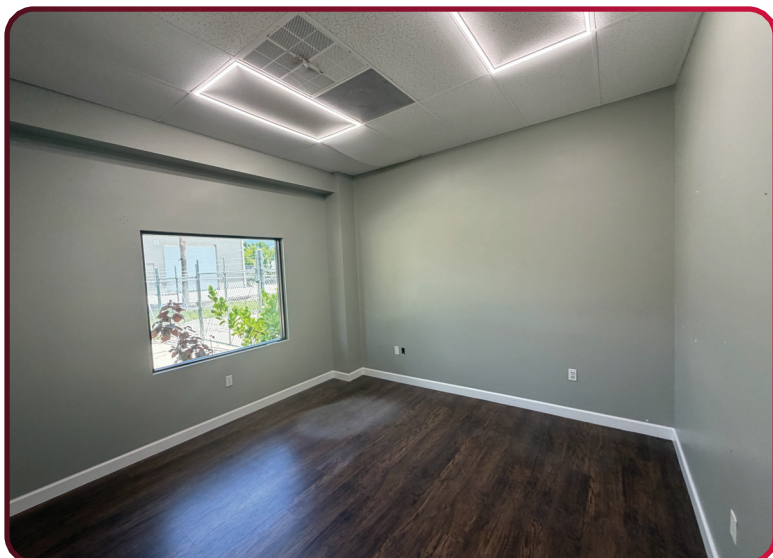
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