



LSI
COMPANIES

OFFERING MEMORANDUM

USA INDUSTRIAL PARK
HEAVY INDUSTRIAL BUILDINGS FOR LEASE - 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: 13.9± Acres
(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 LEASE RATE:
\$24 PSF NNN
(\$16,500 Monthly Total)

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate



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OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

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

USA Industrial Park, sits on 13.9± acres and consists of (10) 2026 tilt-construction, industrial/flex buildings. 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 Road as the leading industrial hub in Southwest Florida.



EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- **Zoning:** Industrial Planned Development
 - Gator-Domestic Industrial Center IPD
- 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

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



- **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
- Warehouse & office restrooms
- Utility sink & drinking fountain in warehouse

LEASE RATE (PER BUILDING)

	PER SQ. FT.	PER MONTH
BASE RENT	\$24.00	\$15,000.00
CAM	\$2.00	\$1,250.00
TOTAL	\$26.00	\$16,500.00

BUILDING EXTERIOR



BUILDING INTERIOR



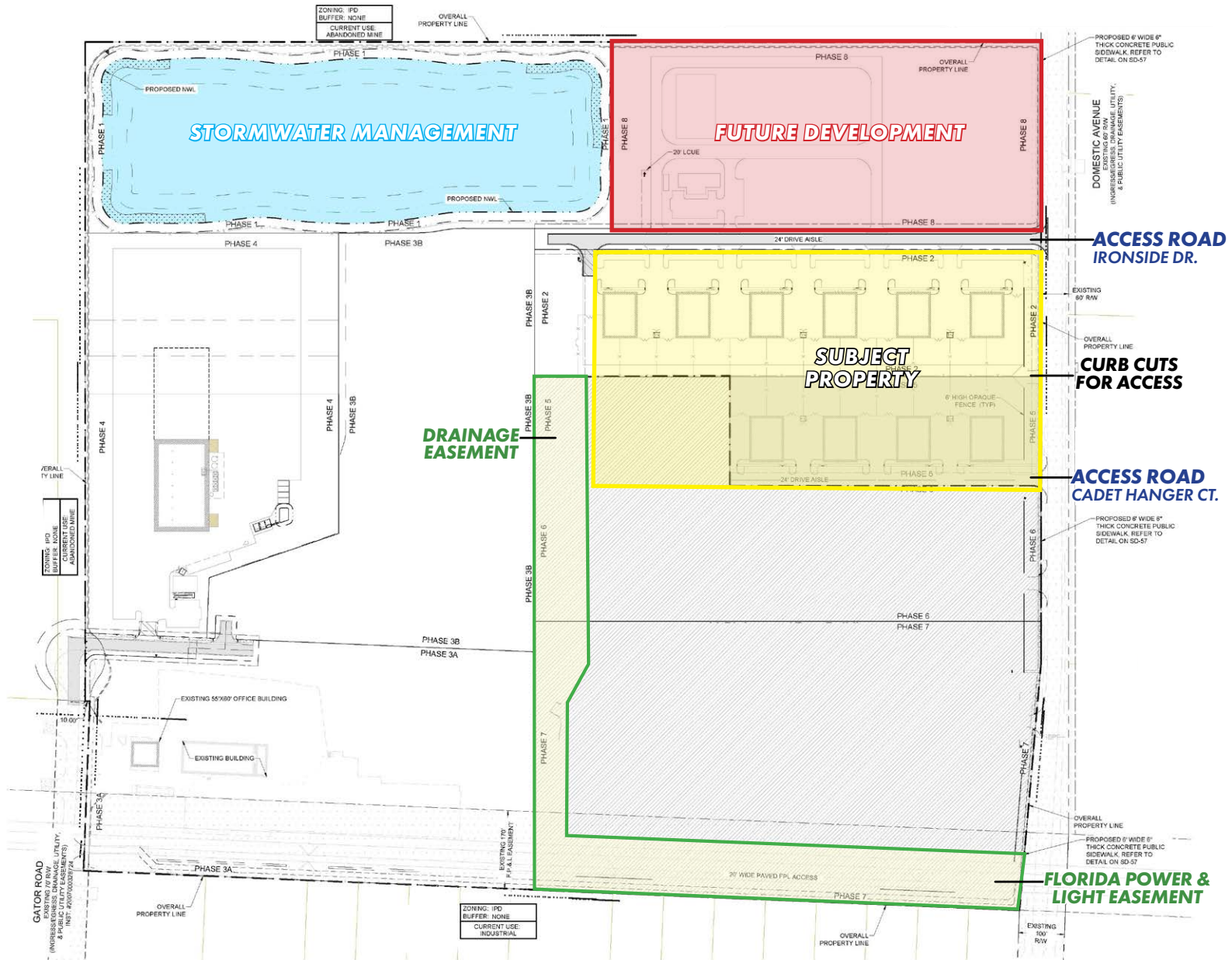
APPROVED USES

- 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



SITE PLAN



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 EXTENSION

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.

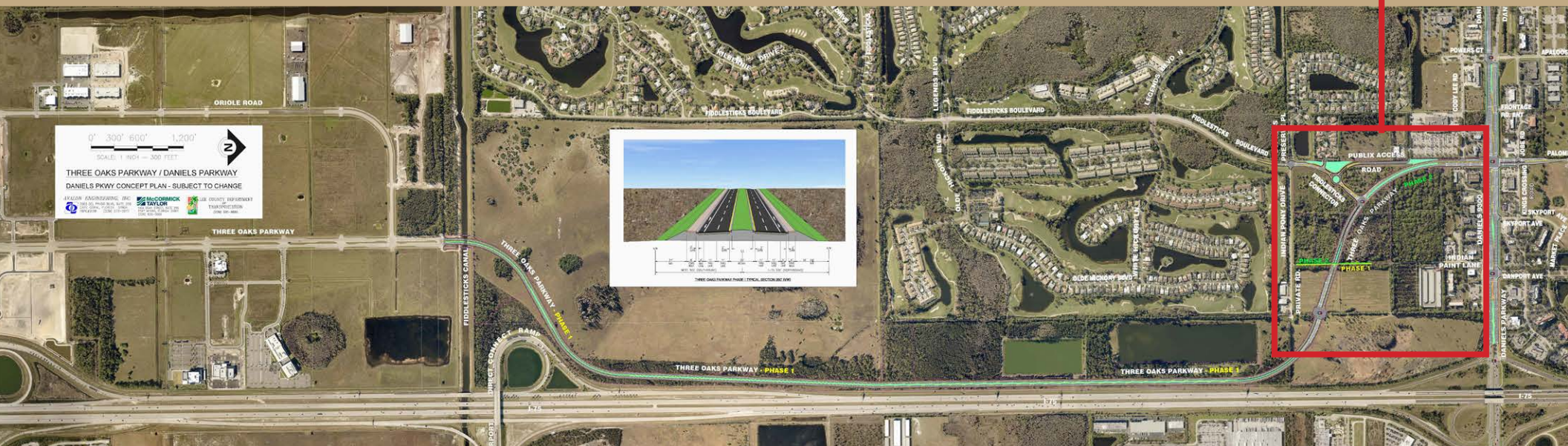
The extension project is estimated to be completed in 2026.

Tentative Schedule

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

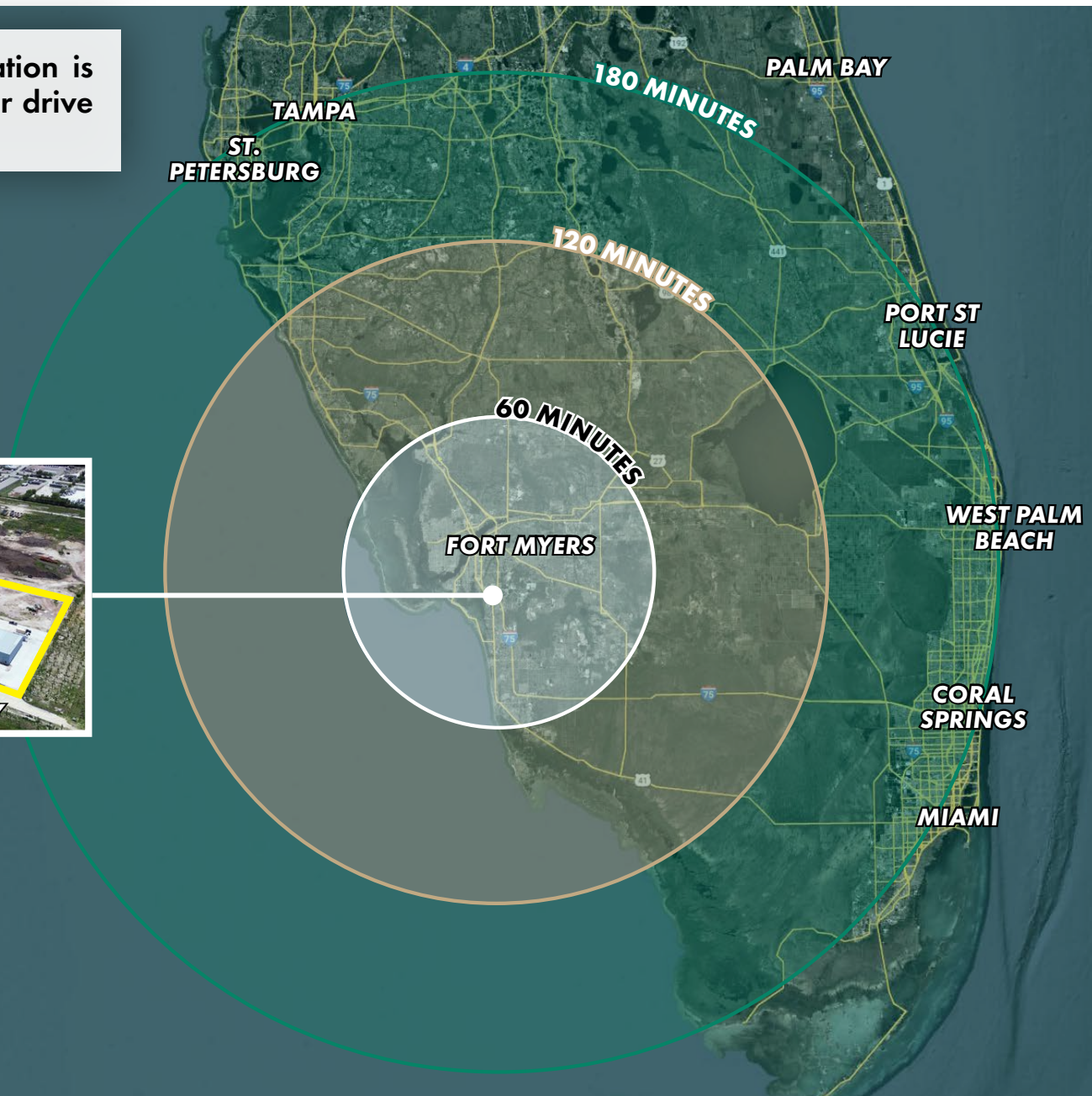
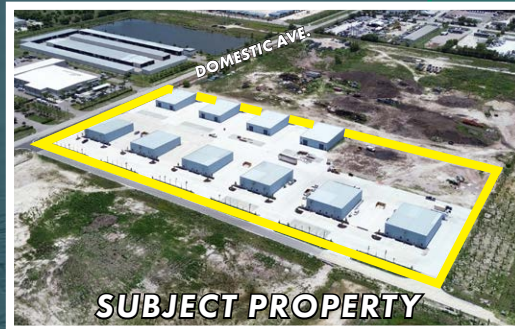
Phase 1 Segment
Design complete late 2020
Construction begins early 2021
Construction complete late 2023

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



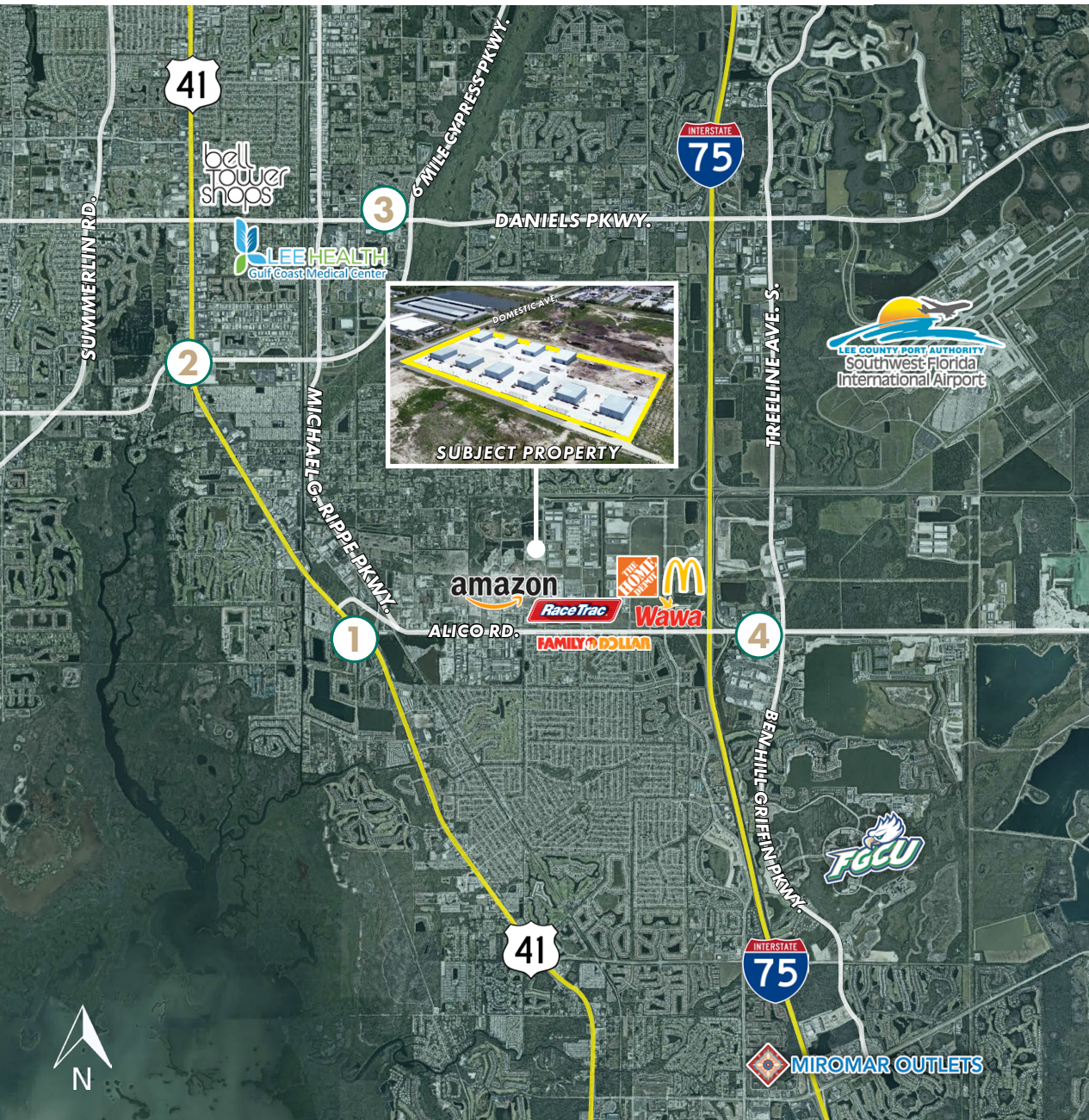
DISTRIBUTION RADIUS

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





RETAIL MAP



1. ALICO COMMONS



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



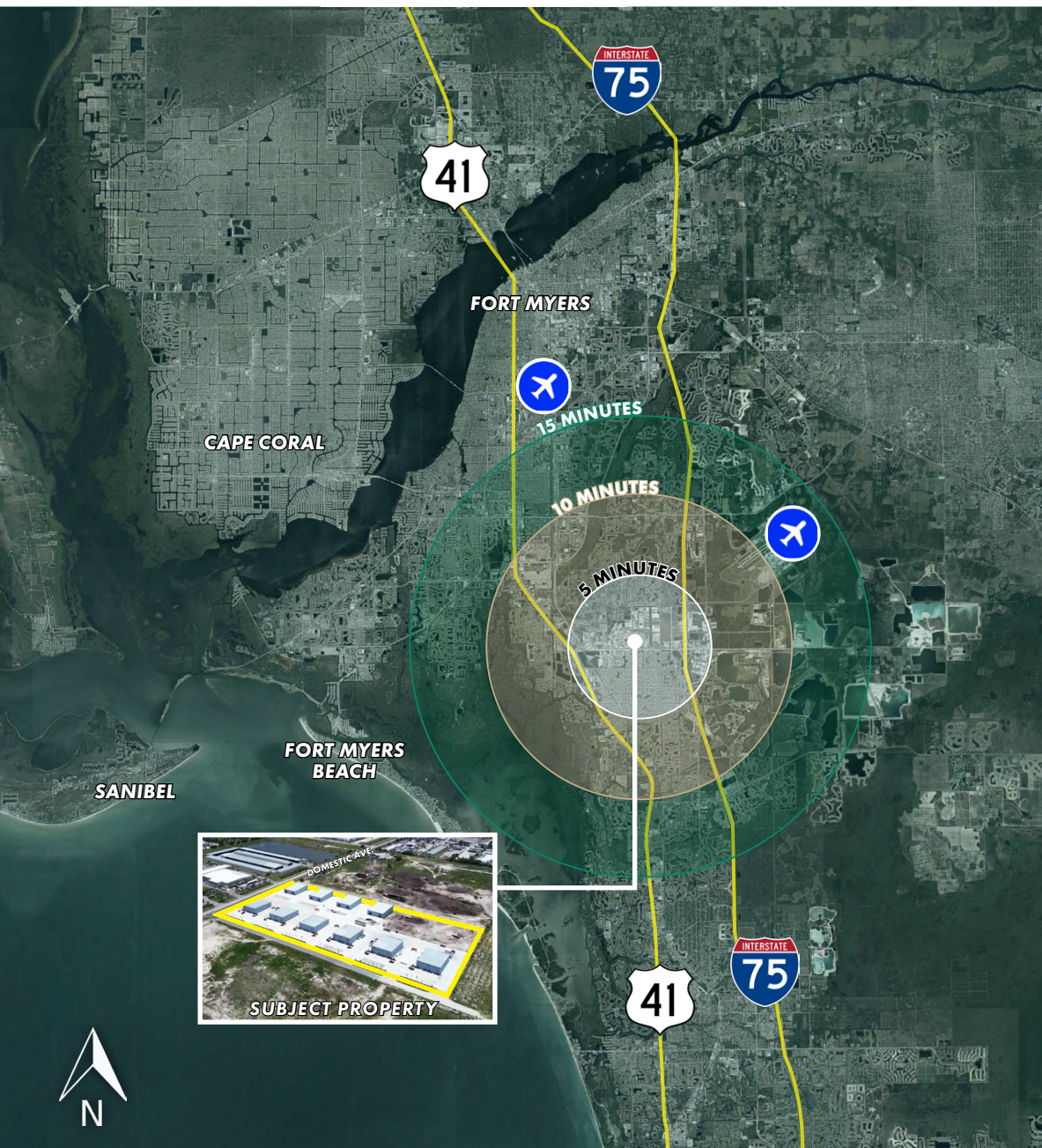
3. DANIELS CROSSING



4. GULF COAST TOWN CENTER

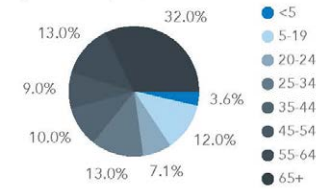


LOCATION

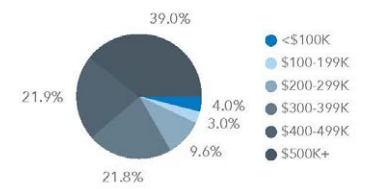


AREA DEMOGRAPHICS - 15 MINUTE RADIUS

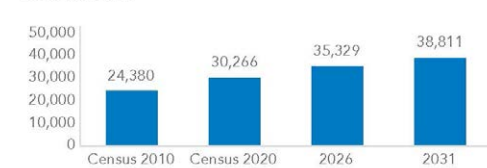
Population by Age



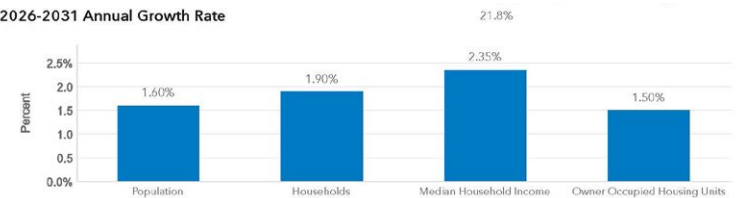
Home Value



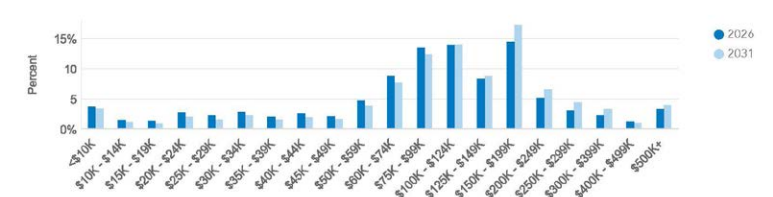
Households



2026-2031 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)



LIMITATIONS AND DISCLAIMERS

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