



Phase I Under Construction - Complete 3rd /4th Qtr 2018

Premier Airport Park

Airport Haul Road, Fort Myers, FL 33913

9,180 - 104,890 SF | FOR LEASE | ALL OR PART



Colliers
INTERNATIONAL

PREMIER AIRPORT PARK

PREMIER AIRPORT PARK is a 225.7+ acre Industrial Planned Development (IPD) entitled for 1,875,000 SF of industrial, manufacturing, warehousing, high-cube warehousing and office park use (Project). The Project is being developed under the management of Principal Real Estate Investors (Principal), Des Moines, IA. Principal Real Estate Investors manages or sub-advises \$74.9 billion in commercial real estate assets*. The firm's real estate capabilities include both public and private equity and debt investment alternatives. Principal Real Estate Investors is the dedicated real estate group of Principal Global Investors, a diversified asset management organization and a member of the Principal Financial Group®.

*As of 30 September 2017

Within close proximity to Southwest Florida International Airport (RSW), Interstate 75 (I-75), Florida Gulf Coast University and easy access to all markets, this Project will serve existing business wishing to expand, and welcoming new businesses seeking Class-A industrial/warehousing facilities in Southwest Florida. RSW offers domestic and international passenger and freight flight options, and the Project is also situated in close proximity to numerous brand name hotels, a wide variety of fast food, fast casual and fine dining options, and range of retail opportunities to support needs of employees, executives, vendors, suppliers and visitors.



PREMIER AIRPORT PARK

PROPERTY DETAILS

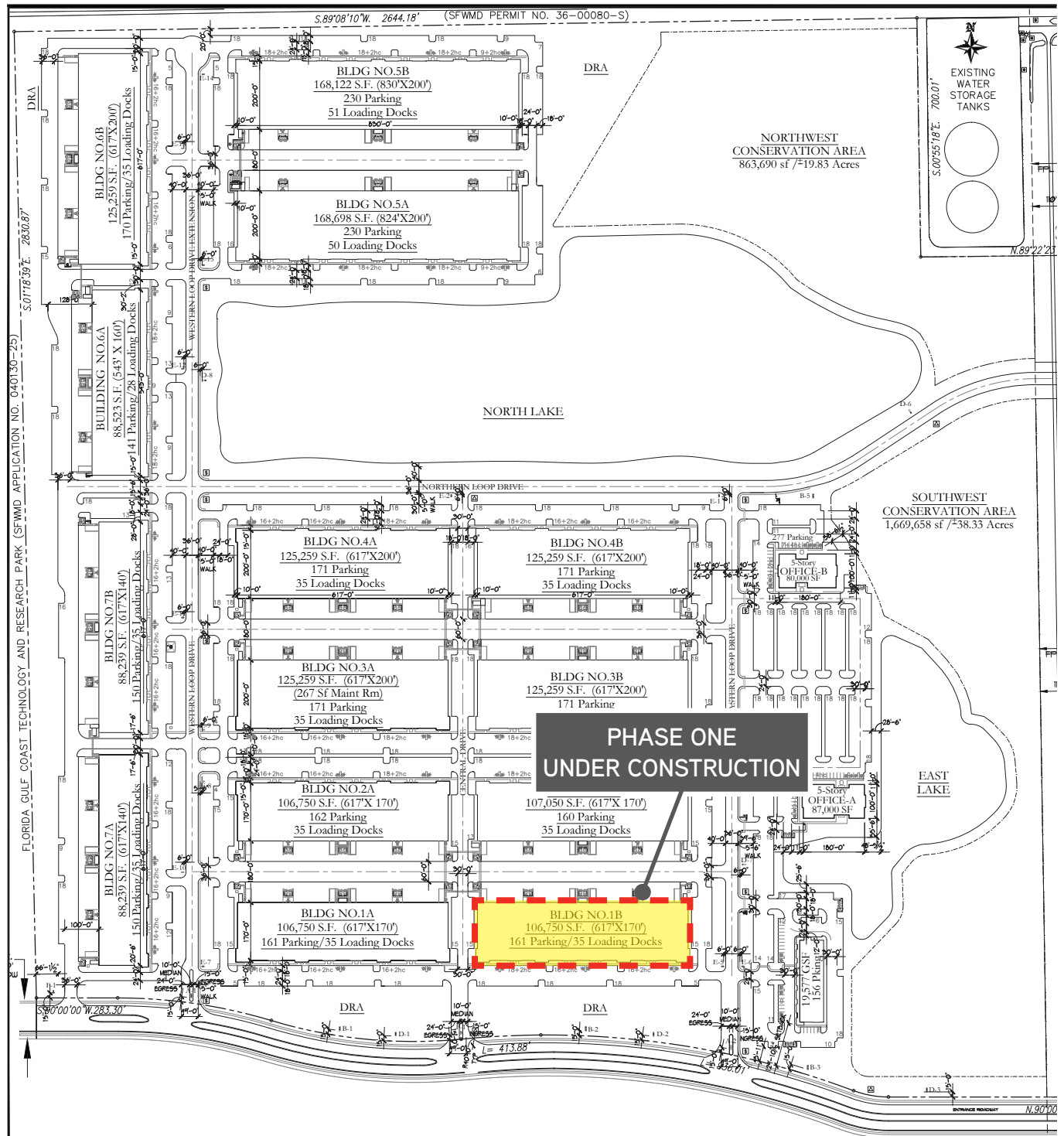
AVAILABLE SPACE:	BLDG-1B = 104,890 SF (will divide) / DOCK HIGH, REAR LOADED
CLEAR HEIGHT:	32' CLEAR HEIGHT
BACK TO FRONT COLUMN SPACING:	170' TOTAL - 60' SPEED BAY IN REAR, 55' CENTER, 55' FRONT
SIDE TO SIDE COLUMN SPACING:	61.7' TOTAL - 38'6" WIDE END CAPS, 54' WIDE INTERIOR BAYS
TENANT SPACES END CAPS	15,725 - 24,905 SF
TENANT SPACES INTERIOR:	9,180 - 18,360 SF
TRUCK DOCKS:	30-9' WIDE X 10' TALL OPENINGS ALONG TRUCK COURT AREA. DRIVE-IN RAMPS AT EACH END OF BUILDING (16' WIDE BY 14' TALL OPENINGS) 2 - DRIVE-IN RAMPS AT CENTER OF BUILDING (16' WIDE BY 14' TALL OPENINGS)
TRUCK COURT:	180' FOR BACK TO BACK BUILDINGS, 120' FOR SINGLE LOAD BUILDING
PARKING:	183 SPACES / ALLOWS FOR MAXIMUM 32.5% OFFICE/ SHOWROOM USE
UTILITIES:	PUBLIC WATER & SEWER, 1,600 AMP THREE-PHASE ELECTRICAL WITH UP TO AN ADDITIONAL 1,200 AMPS AVAILABLE, CENTURY LINK TELEPHONE, CABLE AND INTERNET SERVICE
CONSTRUCTION DETAILS:	TILT WALL, IMPACT GLASS WINDOWS, TPO MEMBRANE ROOF SYSTEM, ESFR FIRE SUPPRESSION, 6" THICK RE-INFORCED 4,000 PSI CONCRETE SLAB, 60' WIDE CONCRETE TRUCK COURT APRON

Planned and constructed in accordance with Class A industrial standards for bulk storage distribution and manufacturing. The Project location and the quality of the building and site infrastructure improvements are ideal for corporate presence.

Project under construction with Building 1B completion scheduled for 3rd/4th quarter of 2018.

PREMIER AIRPORT PARK

SITE PLAN



PREMIER AIRPORT PARK

LOCATION

The Project Is accessed from Interstate I-75 at the Alico Road interchange (Exit 128) and situated along Airport Haul Road to the east. The Project is bounded by Southwest Florida International Airport to the north and Airport Haul road to the east. Existing Lee County potable water storage tanks and future FPL substation site are located adjacent to the northeast corner of Project and separated from approved development area by a 43+/- acre Conservation Area open space.

Over the period of 2018 through 2020 Lee County will be expanding Alico Road to a four-lane divided highway from Ben Hill Griffin Parkway to approximately 1,000' east of Airport Haul Road. County will also be reconstructing the Alico/Airport Haul Road intersection to a full median opening align with the proposed CR-951 roadway connection to Corkscrew Road to the south – providing direct access to ample management housing opportunities. The Alico/AHR intersection is planned for future signalization when warranted.

Lee County long range transportation plans also provide for Alico Road extension to the northeast connecting to SR-82 in Lehigh Acres – providing direct access to worker housing opportunities – and an road connecting Airport Haul Road to Ben Hill Griffin Parkway extending in part along the Project southern boundary. Public bus transportation is also proposed to serve the Project along Airport Haul Road with routes along Alico and Ben Hill Griffin Pkwy to the south and west, and through the Airport, Treeline Road and Daniels/Gateway Roads to the north and east.



jetBlue Park
Spring Training Home of the Boston Red Sox

SKYPLEX

LEE COUNTY PORT AUTHORITY
Southwest Florida
International Airport

DANIELS PARKWAY

PREMIER AIRPORT PARK

TERMINAL ACCESS RD

Holiday Inn
ASHLEY
CITY
Coca-Cola Enterprises

BURGERFI **PEI WEI**
Hilton Garden Inn **HOMEWOOD SUITES**
Jason's deli **MATTRESS FIRM** **TWIN PEAKS**
7-Eleven **Arby's** **Chick-fil-A**

ALICO ROAD - EXIT 128

GULF COAST TOWN CENTER

JCPenney **REGAL ENTERTAINMENT GROUP** **TOYS R US**
TARGET **DICK'S SPORTING GOODS** **Bass Pro Shops** **BEST BUY**
PETCO **LA FITNESS**
STAPLES **Marshalls** **ROSS DRESS FOR LESS** **Pdq**
belk **Pollo Tropical** **ZAXBY'S**
TACO BELL **Costco** **MILLER'S ALE HOUSE**
PEI WANG'S **Moe's** **CARRABBA'S ITALIAN GRILL**
OUTBACK STEAKHOUSE **McDonald's** **COURTYARD Marriott** **Residence Inn Marriott**

SHOPPES AT UNIVERSITY PLAZA

DXL DESTINATIONS **WORLD OF BEER**
LIVE LOVE LOCKS **MOORE'S PRILLY WAGS** **Wild French Nail & Spa**

Wild Blue
1,000 Planned Residences

Center Place
1,950 Planned Residences

BEACH & GOLF CLUB MIOMAR LAKES
We are where you want to be

FGCU

ESTERO PARKWAY

NORTH



PREMIER AIRPORT PARK

Convenient accessibility to Southwest Florida International Airport, Interstate 75, and several east-west arterials make this Project an ideal centrally situated distribution facility with convenient access to the following regional business and transportation hubs within Florida:

- 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)



PREPARED BY:

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