
$1,995,900
AIRPORT HAUL RD
INNOVATION LN
ITEC PARK DR
SUBJECT
ALICO RD
COMMERCIAL
12291 Itec Park DR
12291 Itec Park Drive, Fort Myers, Florida, 33913, United States
SWFLAMLS

Property Details

Type	**Commercial**
MLS #	**225054202**
Lot size	**0.63 acres**
Neighborhood	**FM20 - Fort Myers Area**
Subdivision	**NOT APPLICABLE**

Description

Shovel-Ready Commercial Development Site on Alico Road! This **2.04± acre fully entitled commercial site** is ready for immediate development in Fort Myers' highly sought-after ITEC Park corridor. Ideally located just minutes from **I-75, Southwest Florida International Airport (RSW),** and major business centers, this property offers outstanding visibility and accessibility. The sale includes an approved **Development Order (DO #DOS2022-00177)** for **18,161± SF** consisting of one **6,015 SF warehouse** and two **6,073 SF office buildings**, along with engineering, site plans, surveys, and renderings. Skip the entitlement process and move directly into permitting and construction. A rare opportunity for developers, investors, owner-users, medical office, flex, warehouse, or professional office projects. **Contact today for pricing and additional information.**