

## Phase Two - Pre-Sales Available!



### PROPERTY INFORMATION - PHASE 2

- 25 storage units for cars, boats, RV's & more
- Conveniently located on Alico Road, just East of Ben Hill Griffin
- Units ranging in size from 825 sf - 1525 sf
- Security cameras
- Shared hose bib between units
- Common area restroom
- Exterior LED lighting

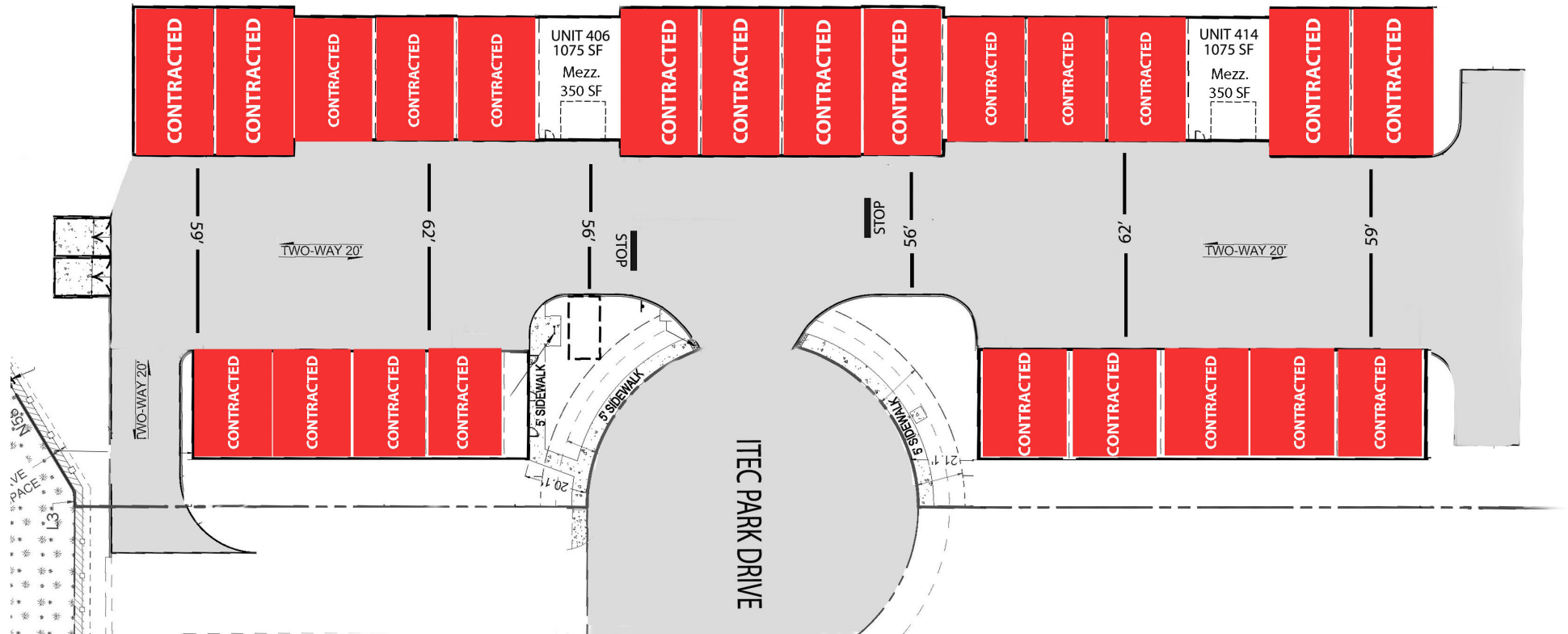


### STANDARD FEATURES

- Climate controlled
- WiFi included
- 16' W x 14' H motorized overhead doors
- Interior LED lighting
- 18' clear ceiling height
- All units are pre-plumbed for restroom
- Impact glass entry door & windows
- 50 AMP outlet & 3 phase electrical
- R-13 wall insulation between units
- 1 hour firewall
- Concrete block building with 160 MPH engineered wind rating - **flood zone "X"**



# My ITEC Place Phase 2 - Site Plan



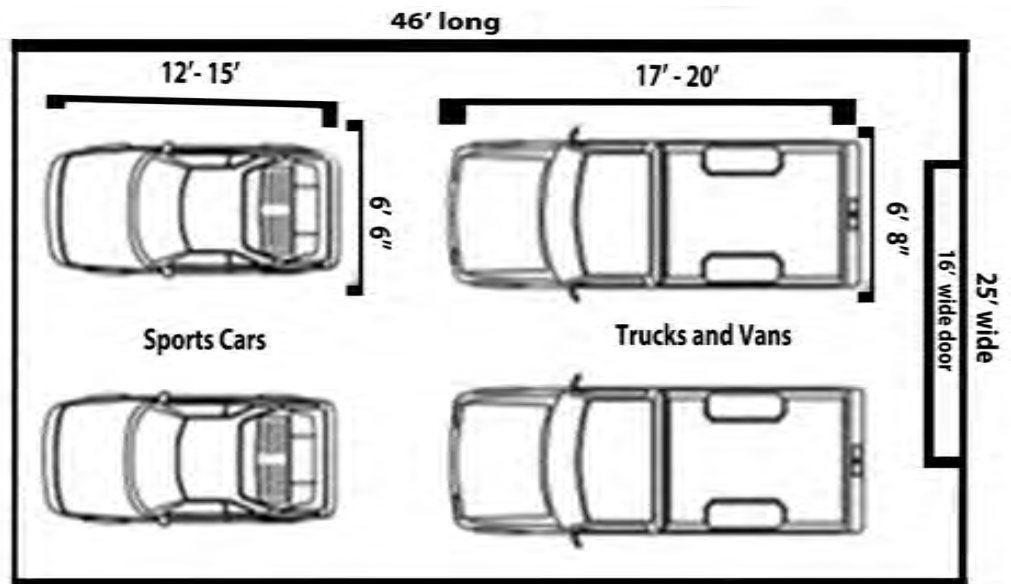
**By Appointment Only**  
**Chris Pisano**  
**239-770-5422**



## Unit Availability

Unit #	Ground SF	Mezz SF	Total	Status	Mezzanine	Bathroom
201	825	275	1100	CONTRACTED	X	
202	825		825	CONTRACTED		
203	825		825	CONTRACTED		
204	825	275	1100	CONTRACTED	X	
301	924	308	1232	CONTRACTED	X	
302	924		924	CONTRACTED		
303	924		924	CONTRACTED		
304	924	308	1232	CONTRACTED	X	X
305	924		924	CONTRACTED		
401	1150	375	1525	CONTRACTED	X	X
402	1150		1150	CONTRACTED		
403	1075		1075	CONTRACTED		
404	1075		1075	CONTRACTED		
405	1075	350	1425	CONTRACTED	X	X
406	1075	350	1425	\$ 459,000.00	X	X
407	1150		1150	CONTRACTED		
408	1150		1150	CONTRACTED		
409	1150		1150	CONTRACTED		
410	1150		1150	CONTRACTED		
411	1075		1075	CONTRACTED		
412	1075		1075	CONTRACTED		
413	1075	350	1425	CONTRACTED	X	
414	1075	350	1425	\$ 449,000.00	X	
415	1150		1150	CONTRACTED		
416	1150	375	1525	CONTRACTED	X	X

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**12300 ITEC Park Drive**





## Location Map

