

FOR SALE
18,364± SF Warehouse/Office
Billy Creek Commerce Center



LOCATION: 5719 Zip Drive, Fort Myers, FL 33905

ZONING: IPD - Industrial Planned Development

O/H DOORS: Four (4) 12' x 18'

UTILITIES: City Water & Sewer

Built: 2005

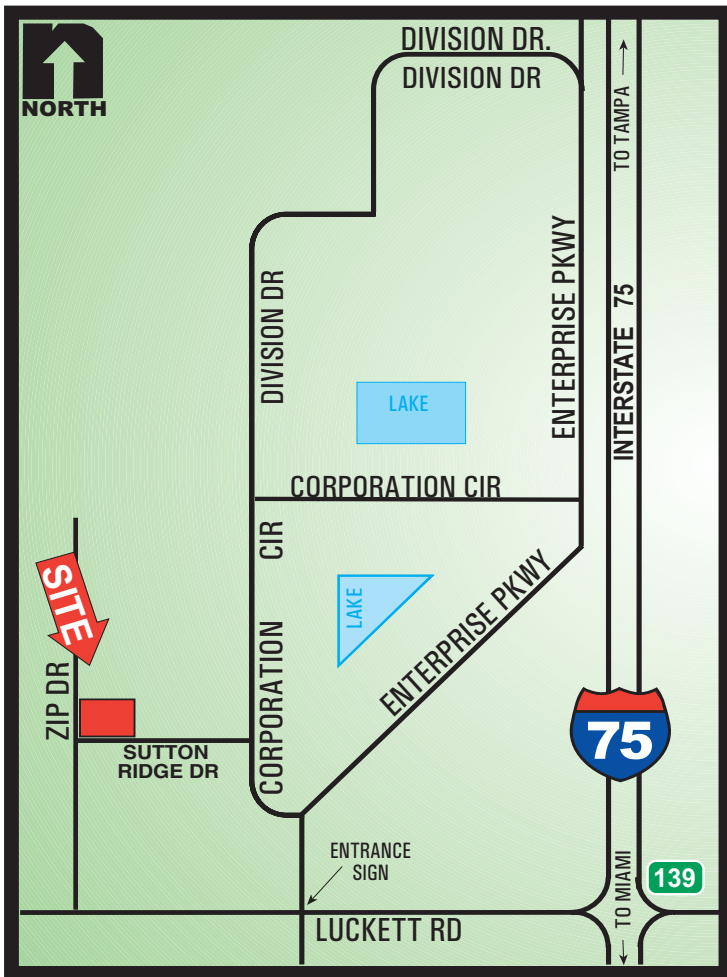
SIZE: 18,364± Total Sq. Ft. Building (per county appraiser)
Unit 1: 8,640+/- SF (LEASED)
Unit 2: 8,640+/- SF (AVAILABLE)
Land: 1.33+/- AC or 57,948+/- SF

PRICE: \$915,840

COMMENTS: Insulated and sprinkled warehouse divided into two units with four 12' x 18' overhead doors. Includes exhaust fan, three phase 200 amp service. Unit 1: 8,640+/- SF (currently leased) and Unit 2: 8,640+/- SF (vacant). Built in 2005. Utilities are separately metered. Convenient freeway location off Lockett Road in the Billy Creek Commerce Center, I-75 Exit 139.

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