

# Billy Creek Commerce Center Office / Warehouse For Sale

**GREAT OPPORTUNITY FOR OWNER / USER / INVESTOR**



**LOCATION:** 5571 Zip Drive, Fort Myers, FL 33905

**STRAP #:** 10-44-25-10-00000.1400

**O/H DOORS:** 12 Ft. x 14 Ft.  
10 Ft. x 12 Ft.

**ZONING:** IPD - Industrial Planned Development

**EAVE HEIGHT:** 16 Ft.

**SIZE:** Unit 1: 7,500± Sq. Ft. - AVAILABLE/Vacant  
Unit 2: 5,500± Sq. Ft. - LEASED Expires 11/2012

**Net Rental Income \$41,233.00**

Building Total: 13,000± Sq. Ft.  
Land Size: 1.09± Acres

**PRICE:** **\$650,000**

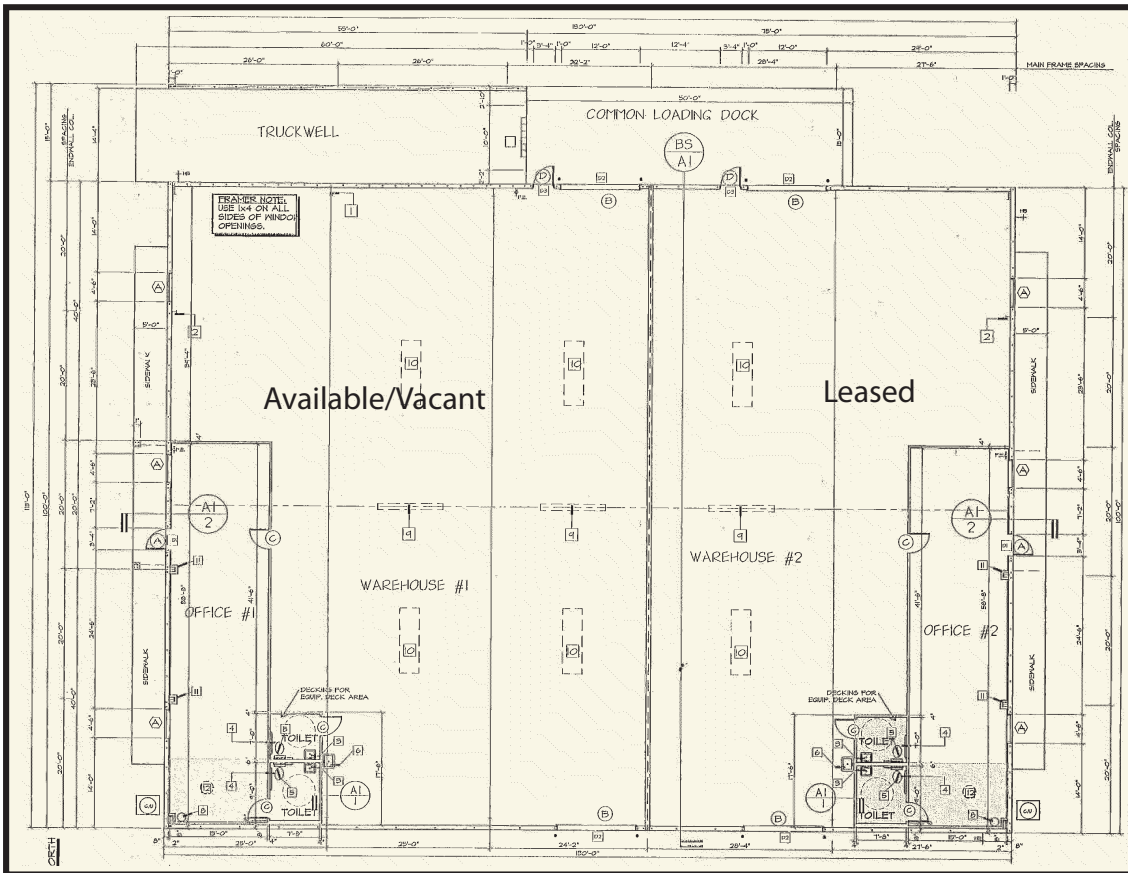
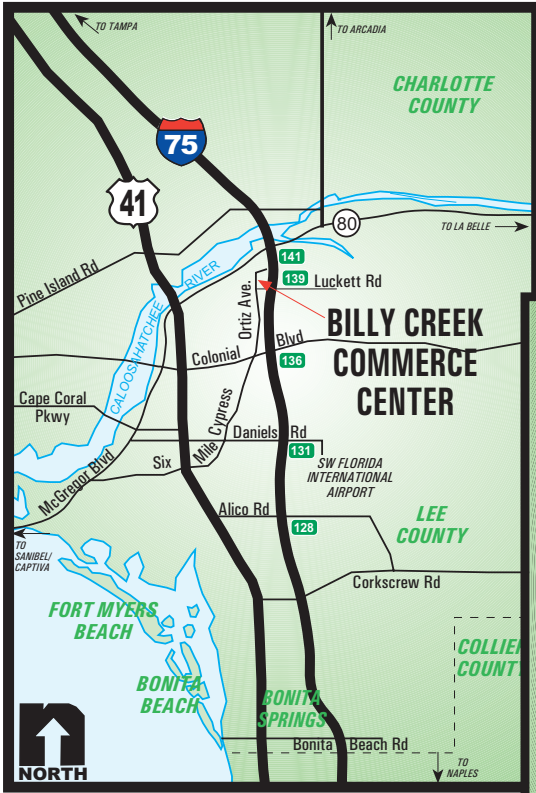
**COMMENTS:** Office / warehouse space with grade level over-head and truckwell doors on a cul-de-sac. Both units include 880± SF of office area and two restrooms. 3 Phase power building, ideally suited for warehousing or light industrial to service the tri-county area. Located in Billy Creek Commerce Center, just off Lucket Road & I-75, Exit 139.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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