

**7,511± Sq. Ft.**  
**Warehouse / Office Space**  
**For Lease**



**LOCATION:** 6460 Topaz Court, Fort Myers, FL 33966

**ZONING:** IL - Light Industrial

**SIZE:** 7,511± Sq. Ft.  
 2 Units - 3,755.5± Sq. Ft. each

**UTILITIES:** County Water & Sewer

**O/H DOORS:** Two (2) - 12' x 14'

**PRICE:** \$4.26 PSF NNN + CAM \$1.75 PSF + Sales Tax

**COMMENTS:** This Office/Warehouse space features a large fenced in yard and heavy insulation on walls and ceilings. An exhaust fan and two large overhead doors allow for good ventilation. Air conditioning may also be utilized. It also has a security system, three phase electric, and plenty of parking. Conveniently located in the fast-growing Metro Parkway industrial area, just minutes from I-75 and US 41.

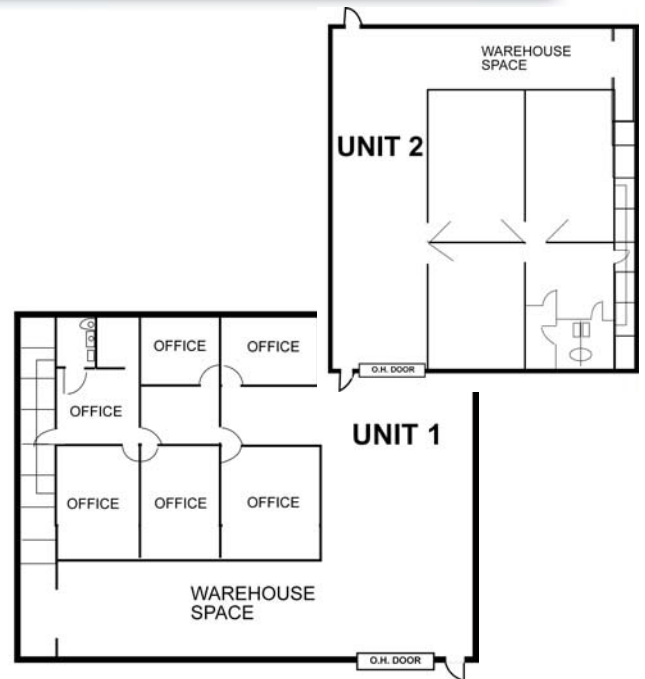
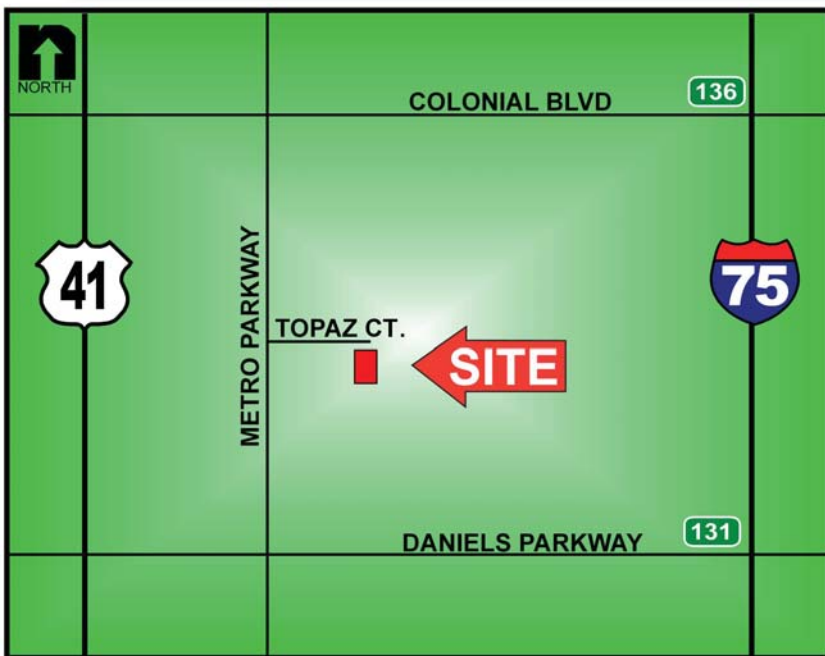
**CONTACT:** TODD HOLMAN  
 (239) 425-6014

**E-MAIL:** tholman@wa-cr.com

Unit #	Price PSF	Cam	Sales Tax	Monthly Rent
1 - 3,755±SF	\$4.26	\$1.75	\$112.80	\$1992.80
2 - 3,755±SF	\$4.26	\$1.75	\$112.80	\$1992.80

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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