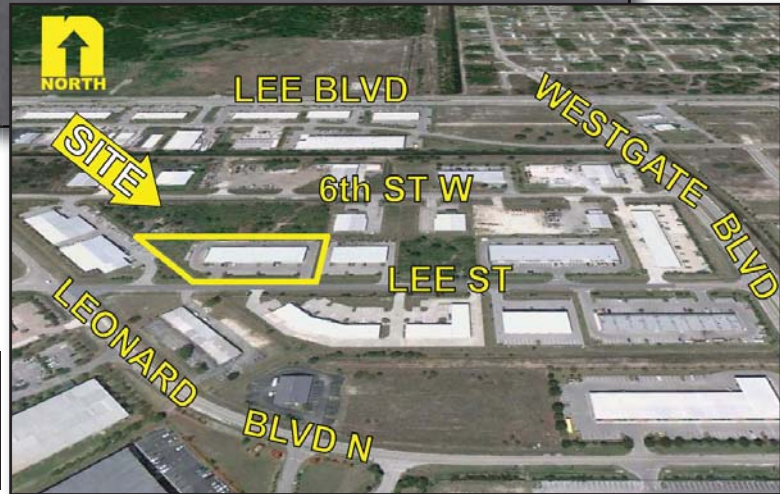


**9,375± - 18,750± SF  
Office/Warehouse FOR LEASE  
Westgate Industrial Park**



**LOCATION:** 5592 Lee Street  
Lehigh Acres, FL. 33971

**STRAP #:** 30-44-26-01-00010.0140

**ZONING:** IL - Light Industrial

**SIZE:**

UNIT	OFFICE	WAREHOUSE	TOTAL
1	546± SF	8,829± SF	9,375± SF
2	1,476± SF	7,899± SF	9,375± SF

Land 83,845± Sq. Ft. (1.92± AC)

**UTILITIES:** Water and Sewer

**PRICE:**

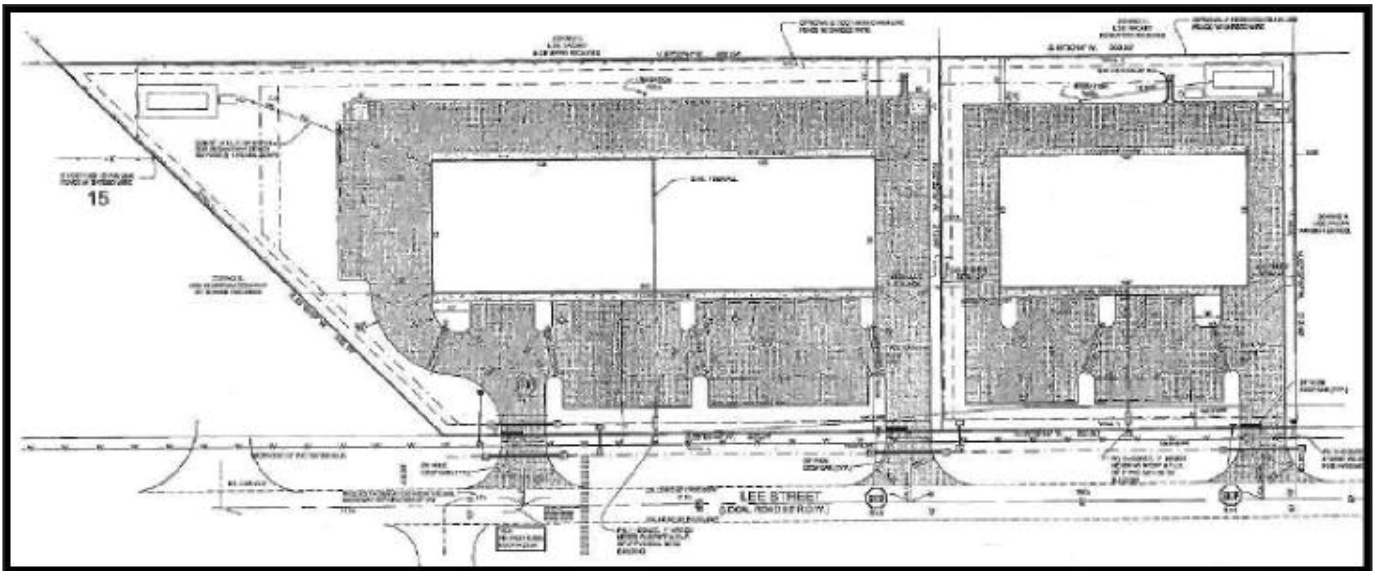
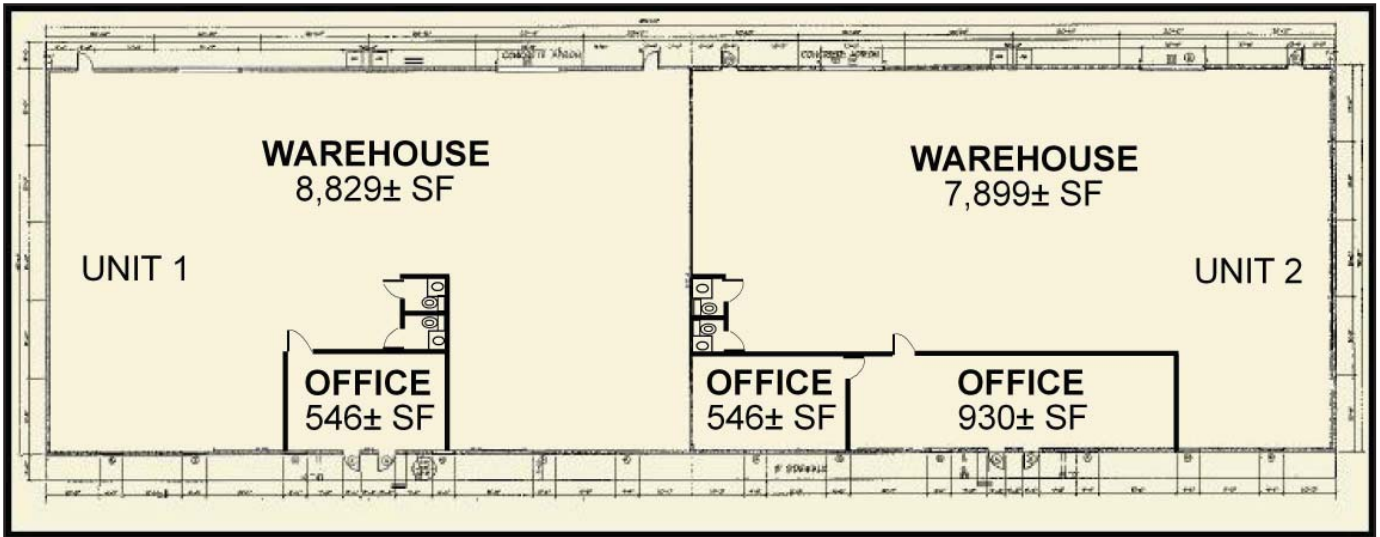
Unit #	SQUARE FEET	LEASE RATE	GROSS RENT (MONTHLY)	SALES TAX	TOTAL MONTHLY RENT
1	9,375±	\$ 5.50 PSF	\$ 4,297	\$ 258	\$ 4,555
2	9,375±	\$ 5.50 PSF	\$ 4,297	\$ 258	\$ 4,555

**COMMENTS:** Two 9,375± Sq. Ft. built-out units with office and warehouse space. Each has two restrooms and 12'x14' overhead door, 16 Ft. eave height and 48 parking spaces. Westgate Industrial Park is located just minutes from Interstate 75. Easy access via six laned Lee Boulevard. Ideal area to service Lee, Collier and Charlotte Counties.

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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.

# 5592 Lee Street, Lehigh Acres, FL. 33971



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