

9,800± SF Warehouse/Office With 4,322± SF Mezzanine FOR LEASE - Can Divide



LOCATION: 610 Center Road, Fort Myers, FL. 33907

STRAP #: 12-45-24-01-00S00.002A **O/H DOORS:** 3 Overhead Doors - 14'
2 Overhead Doors - 10'

ZONING: IL - Light Industrial

SIZE: 9,800± Sq. Ft. with 4,322± Sq. Ft. Reinforced Mezzanine

UTILITIES: County Water and Sewer

PRICE:

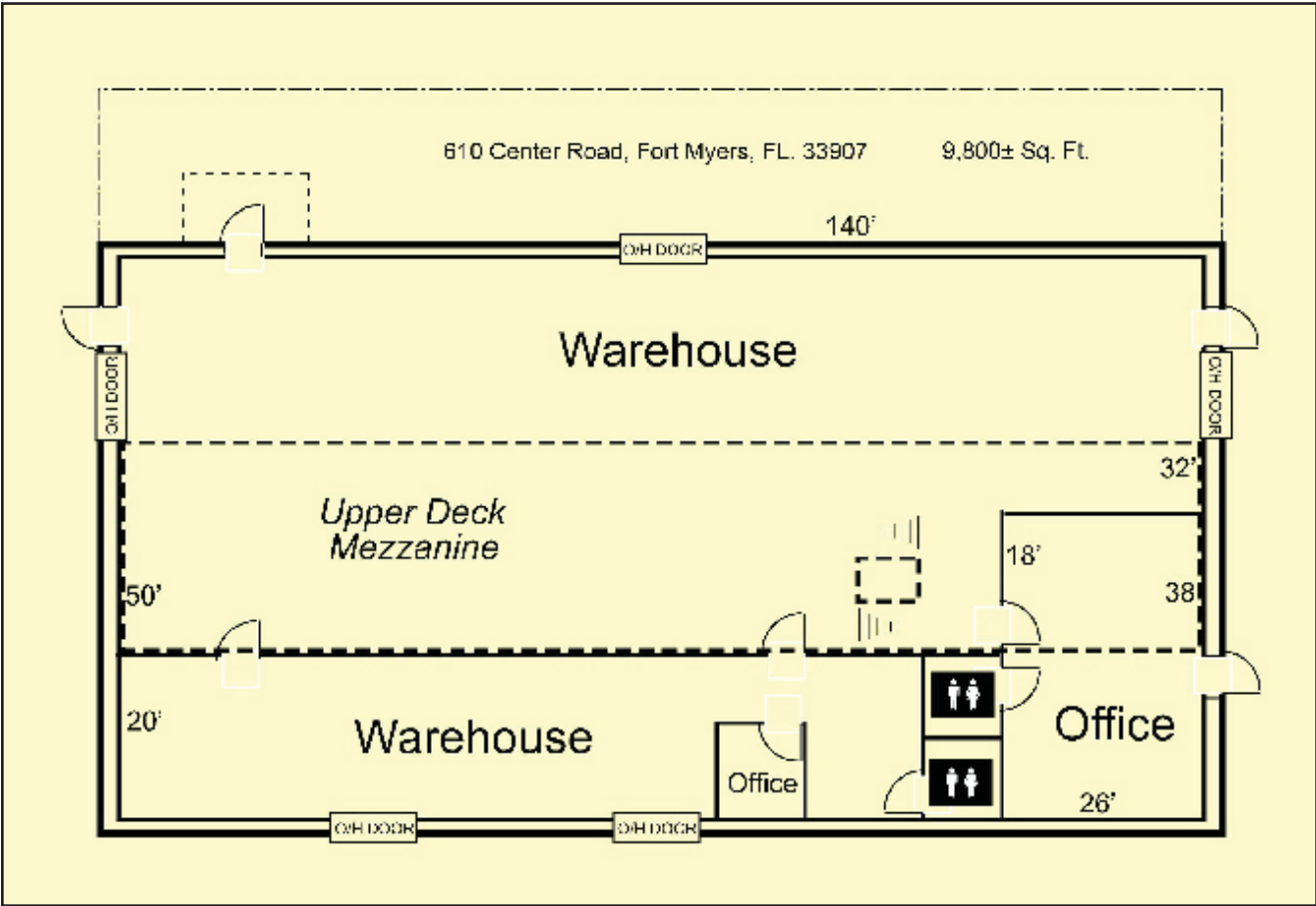
UNIT	TOTAL SQ. FT.	LEASE RATE (Monthly)	SALES TAX	TOTAL RENT (Monthly)
610	9,800±	\$ 1,633.33	\$ 98	\$ 1,731.33
610B	2,280±	\$ 380	\$ 22.80	\$ 402.80

COMMENTS: 988± Sq. Ft. of Office Space and 8,812± Sq. Ft. of Warehouse Space with a 4,322 Sq. Ft. Second Level Reinforced Mezzanine. 2,280± of Warehouse Space may be leased separately. The building has Three 14' Overhead Doors and Two 10' Overhead Doors. There is 3-Phase Power and compressed air throughout the building. One side of the building is fenced. Conveniently located on Center Road, just west of Metro parkway, allowing quick access to Colonial Boulevard, Daniels Parkway, US 41, and I-75.

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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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