

# Billy Creek Commerce Center Office / Warehouse For Lease & For Sale



**LOCATION:** 5641 Zip Drive, Fort Myers FL 33905

**STRAP #:** 10-44-25-10-00000.1330

**ZONING:** IPD - Industrial Planned Development      **O/H DOORS:** 2

**SIZE:** Building 17,051± Sq. Ft.      **PARKING:** 30 Spaces  
Land 1.19± Acres

**LEASE RATE:** \$5.00 PSF + \$1.51 PSF CAM plus Sales Tax

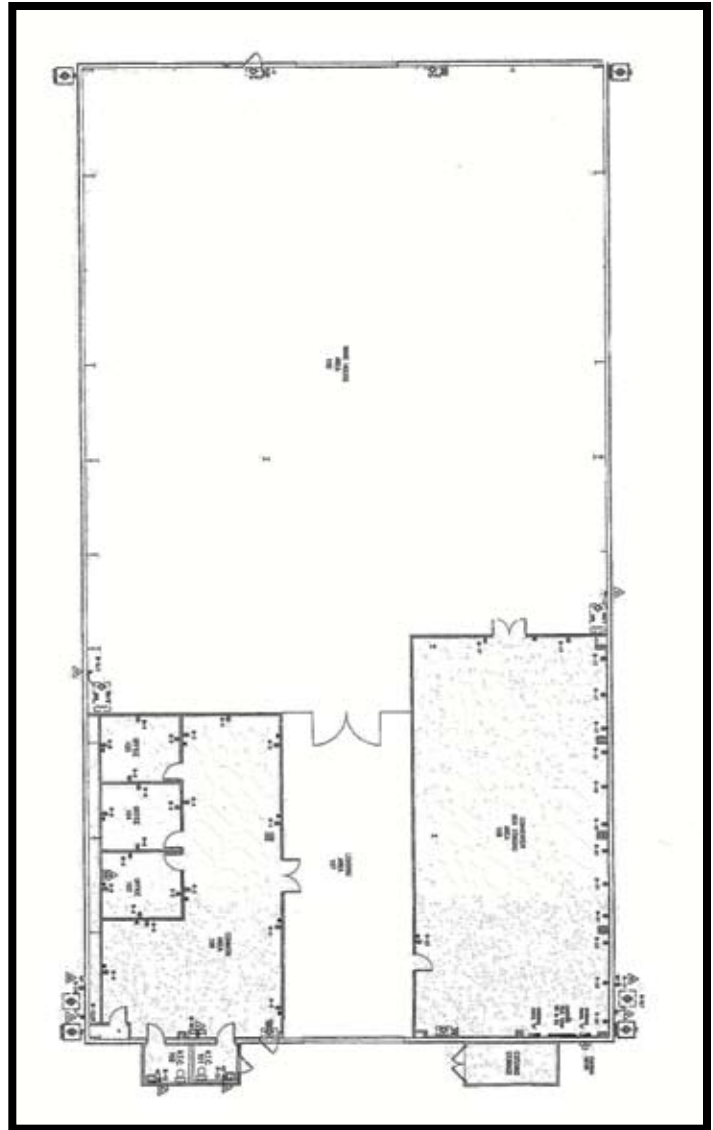
**SALE PRICE:** \$1,142,417.00 / \$67 Per Sq.Ft

**COMMENTS:** Office/warehouse in Billy Creek includes 2,236± SF of office and 2,590± SF of air-conditioned work area. Ideally suited for manufacturing to distribution to service the tri-county area. West of I-75 at 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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