

7,200± SF FOR LEASE
Office/Warehouse
Billy Creek Commerce Center



LOCATION: 5730 Zip Drive, Fort Myers FL 33905

STRAP #: 10-44-25-10-00000.1550

ZONING: IPD - Industrial Planned Development

SIZE: Building 7,200± Sq. Ft.
Land 1± Acres or 45,047± Sq. Ft.

PRICE: \$8.15 Per Sq. Ft. Industrial Gross Lease or \$4,890 Monthly Plus Sales Tax
5 Year Minimum Lease Term with 3.5% Annual Increases

COMMENTS: Building consists of 1,920± Sq. Ft. nicely built-out front office space with 5,290± Sq. Ft. insulated warehouse with a 169± Sq. Ft. warehouse office. This unit has attic storage, overhead doors, and truckwell. Billy Creek Commerce Center is an established Industrial Planned Development situated along I-75 at Lucket Road, Exit 139. Close proximity to I-75 allows service and product distribution.

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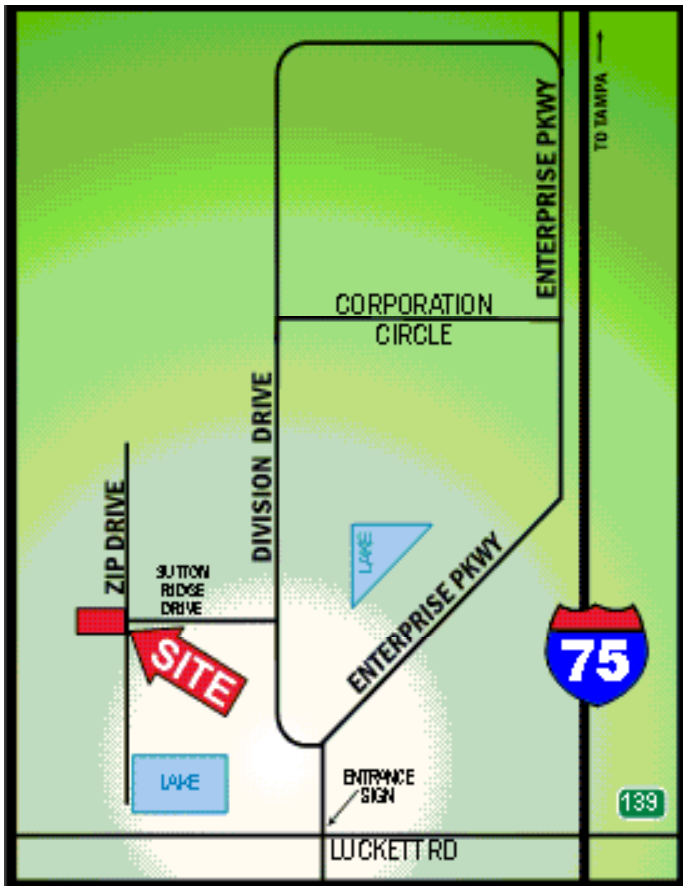
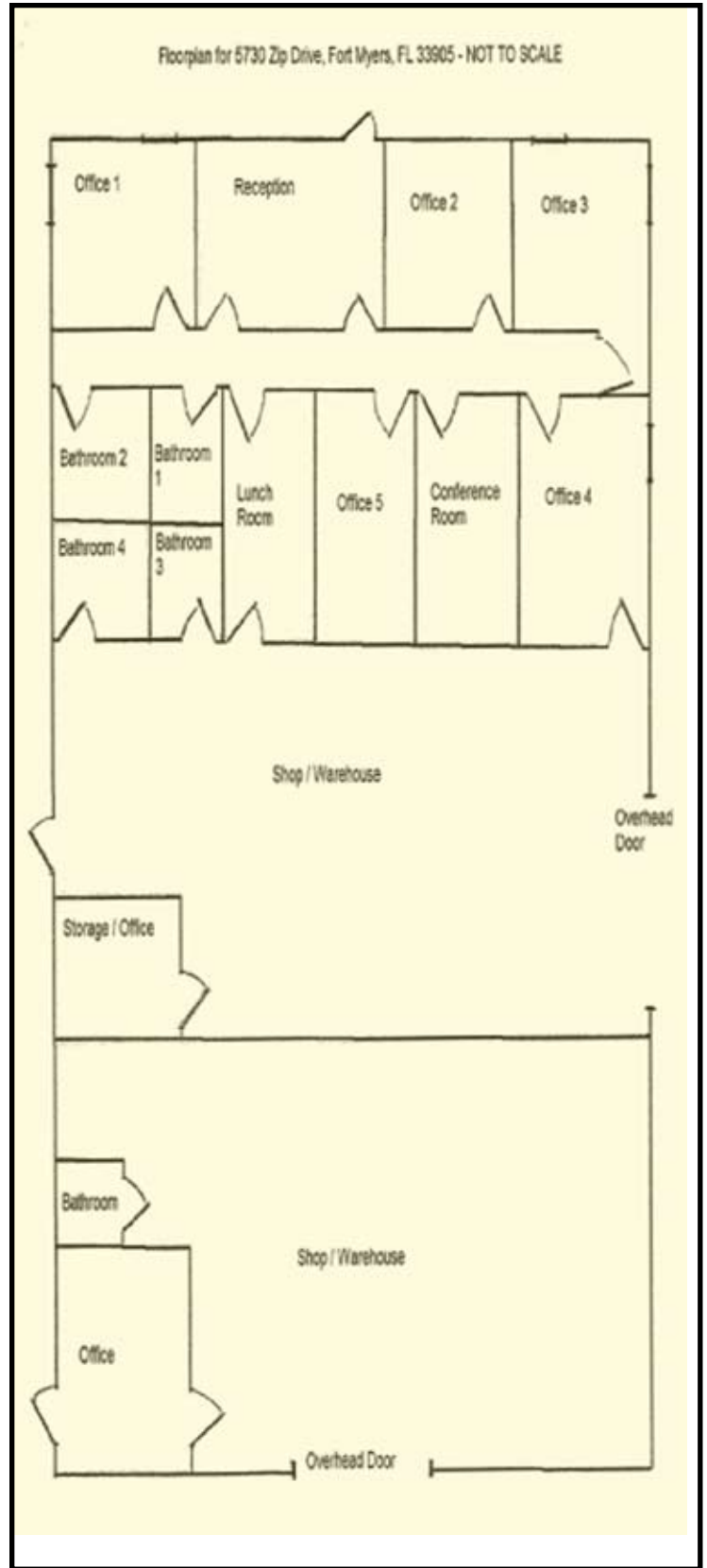
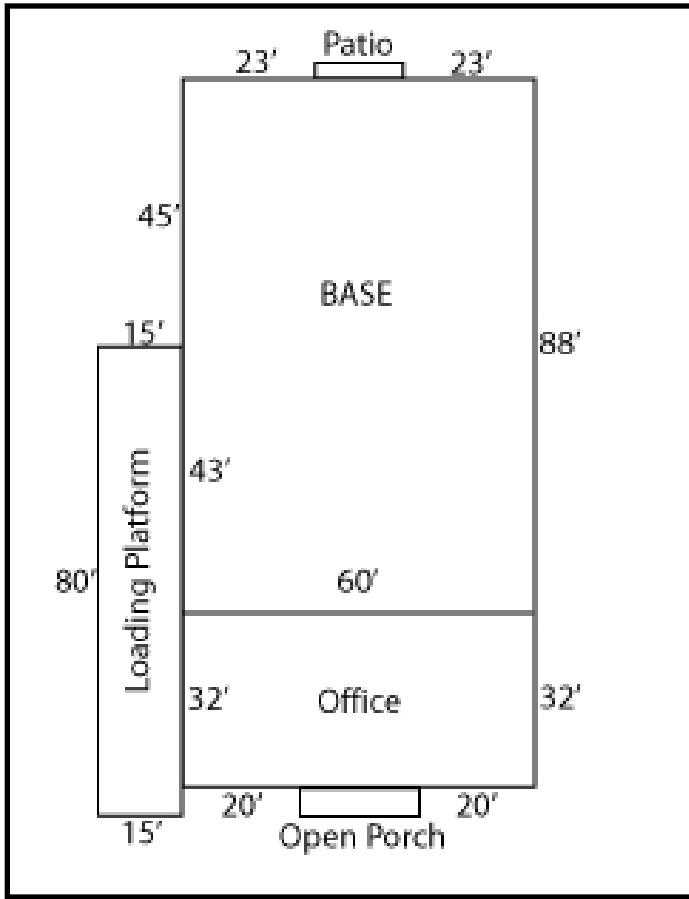
E-MAIL: tholman@wa-cr.com

PARKING: 26 Spaces

O/H DOORS: Two

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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