

**2,400± SF Warehouse Condo
Bayshore Industrial Park
FOR LEASE**



LOCATION: 7995 Mercantile Street, Unit 3, North Fort Myers, FL 33917
Bayshore Industrial Park - Interstate 75, Exit 143

ZONING: IL - Light Industrial

UTILITIES: City water and septic

SIZE / PRICE:

UNIT	SIZE	GROSS RENT*	SALES TAX	MONTHLY TOTAL
3	2,400± SF	\$3,300 Gross	\$82.50/ Month	\$3,382.50 / Month

* Industrial Gross Lease - Tenant responsible for any increases to RE taxes / Association fees after the first year

3% Annual Increases / 3 Year Minimum Lease

First / Last Months Rent / \$2,500 Security Deposit due at signing

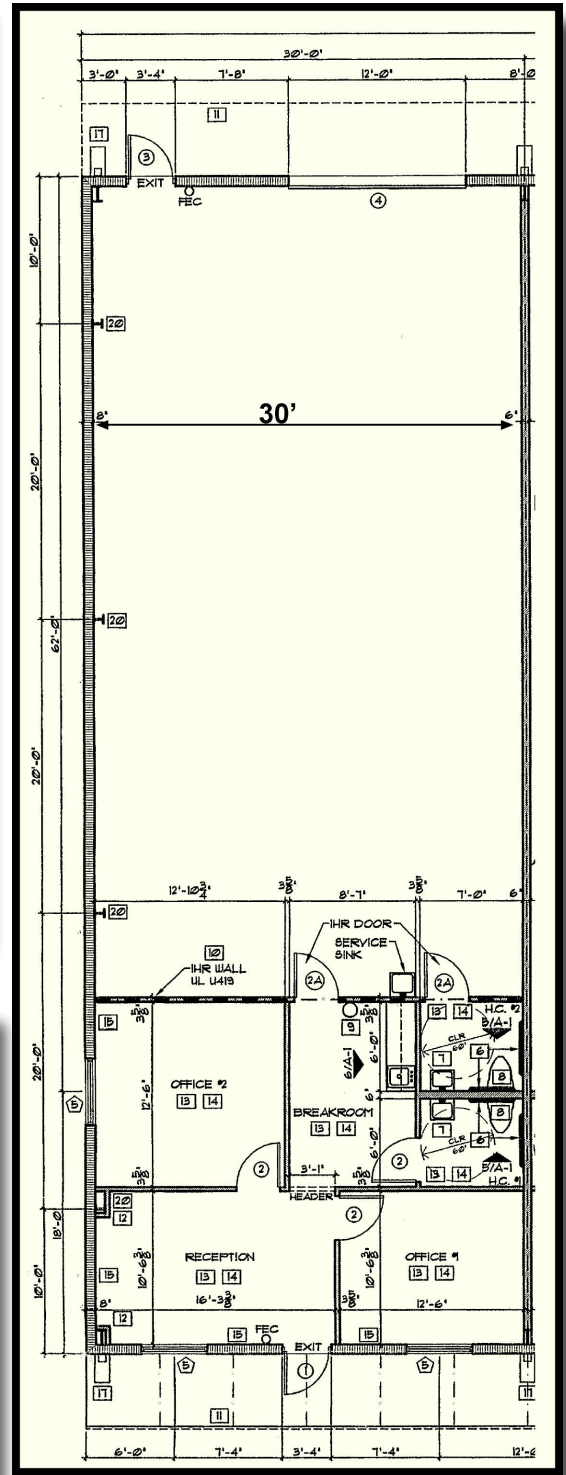
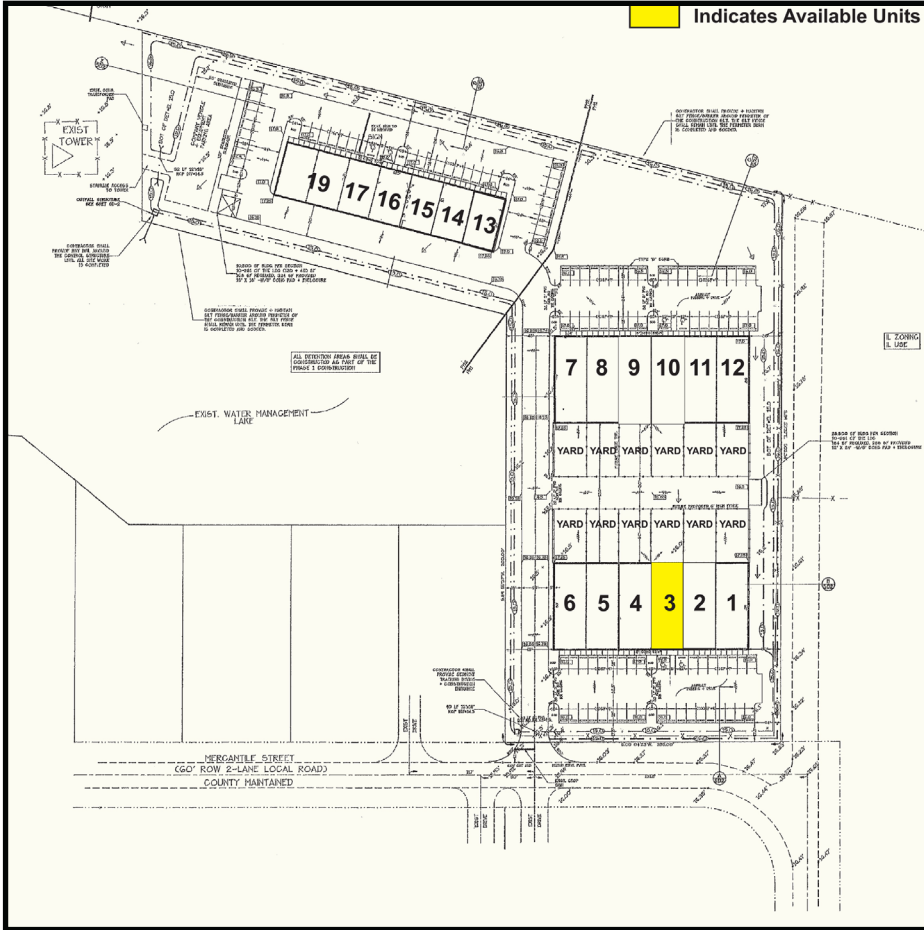
\$200 Application Fee / 30 Day Approval Period

COMMENTS: Office/warehouse unit with 636± SF office, restroom, and one 12' x 14' overhead door. Small fenced yard behind unit included. Water and trash included in rent. Association does not approve granite fabrication or auto/truck mechanical uses. \$200 Assn. application fee with 30 day approval period. Tenant responsible for any increases to real estate taxes, insurance and Association fees after the first year.

CONTACT: **TODD HOLMAN** ***Immediate Availability***
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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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