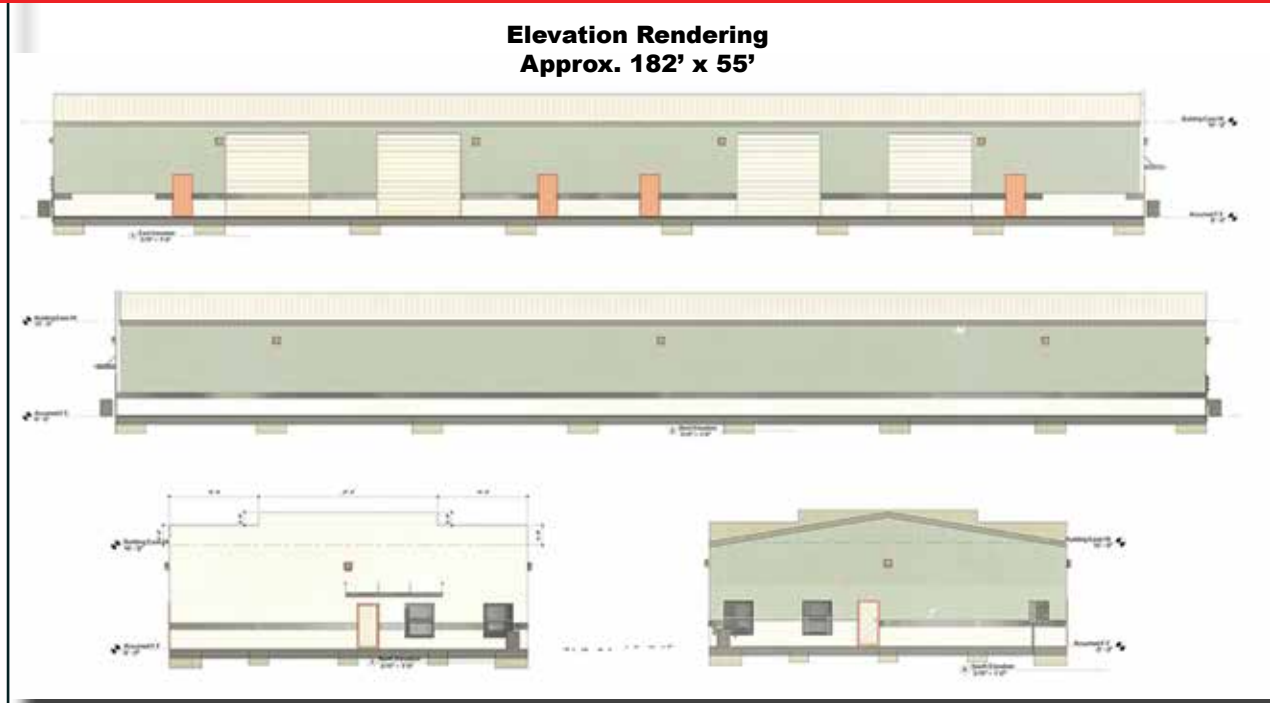


FOR LEASE
10,010± SF Office/Warehouse
Fort Myers, FL

Under Construction / Estimated Completion 4th QTR 2024



LOCATION: 7917 Drew Circle, Ft. Myers, FL 33967

SIZE: 10,010± SF Building on 0.95± acres

ZONING: IPD - Industrial Planned Development

UTILITIES: County Water & Sewer

ELECTRIC: Three phase 200 amp service

RATE:	SIZE	BASE RATE	OPEX	SALES TAX	MONTHLY TOTAL
	10,010± SF	\$13,346.67/MO (\$16 PSF)	\$2,919.58/MO (\$3.50 PSF)	\$406.66/ MO	\$16,672.91/MO
4% Annual Increases / 5 Year Minimum Lease					

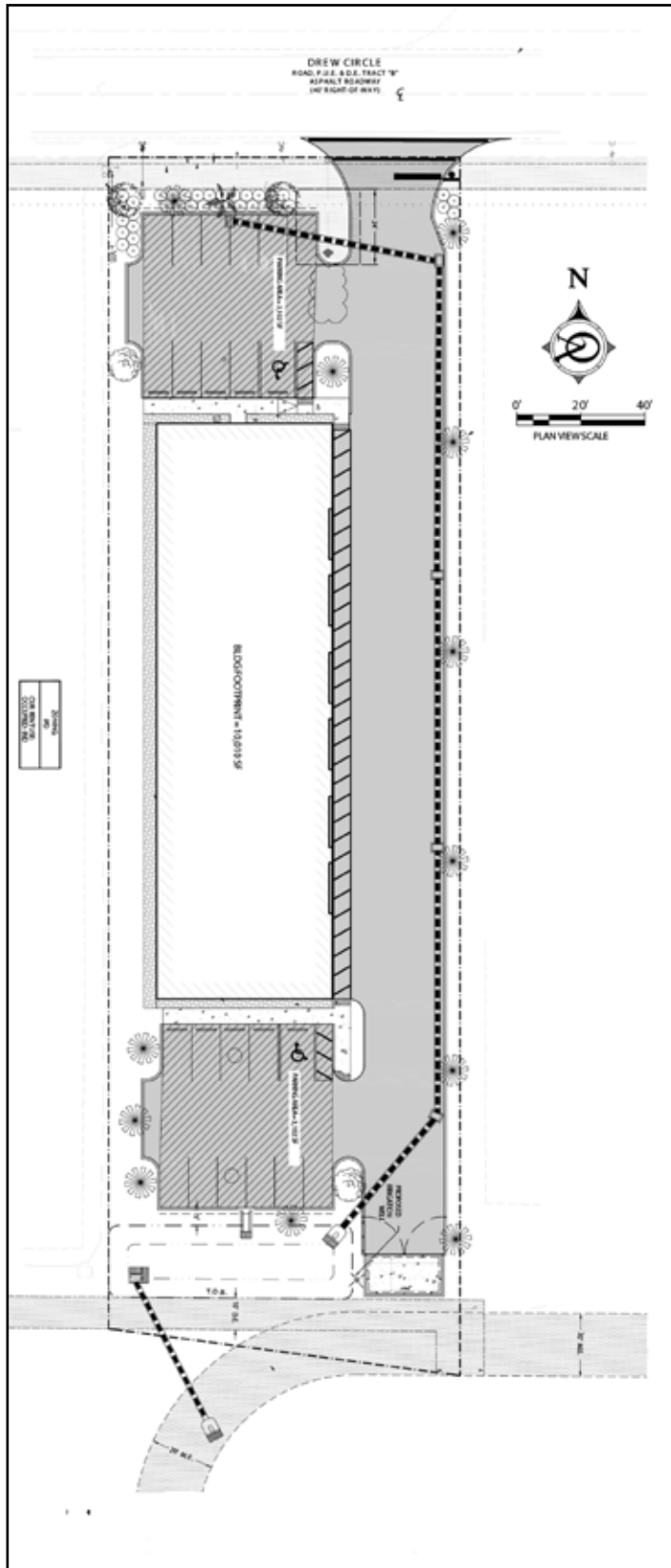
COMMENTS: New Construction in Alico Commercial Park off Alico Rd. on Drew Circle. Includes 1,000 SF office, 2 restrooms, 18' eaves, and four (4) 14'x16' overhead doors. Close to I-75 and SWFL International Airport. Support services currently in Alico Area. Great access to arterials trafficways.

Monthly Rent \$16,672.91 (includes OPEX and Sales tax)

CONTACT: **TODD HOLMAN**
PHONE: (239) 425-6014
E-MAIL: tholman@wa-cr.com

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