

# Benchmark Corporate Park Warehouse for Lease



**LOCATION:** 4678 Elevation Way, Fort Myers, FL 33905

**STRAP #:** 16-44-25-P1-01000.0250

**YEAR BUILT:** 2005

**ZONING:** IL - Industrial Light

**UTILITIES:** City Water & Sewer

**SIZE:** 12,595± Sq. Ft. (Includes Approximatley 1,065± Sq. Ft. of Office)

**AVAILABLE:** July 1, 2018

SIZE	RATE PSF BASE	CAM	GROSS LEASE RATE (MONTHLY)	SALES TAX	TOTAL RENT PER MONTH
12,595 ± SF	\$ 6.50	\$1.80	\$ 8,711.54	\$ 505.26	\$ 9,216.80

Three year minimum lease with 3.5% annual increases.

**COMMENTS:** Great location near I-75. Ideally suited for light industrial and distribution to service the tri-county area. Minutes from major local corridors.

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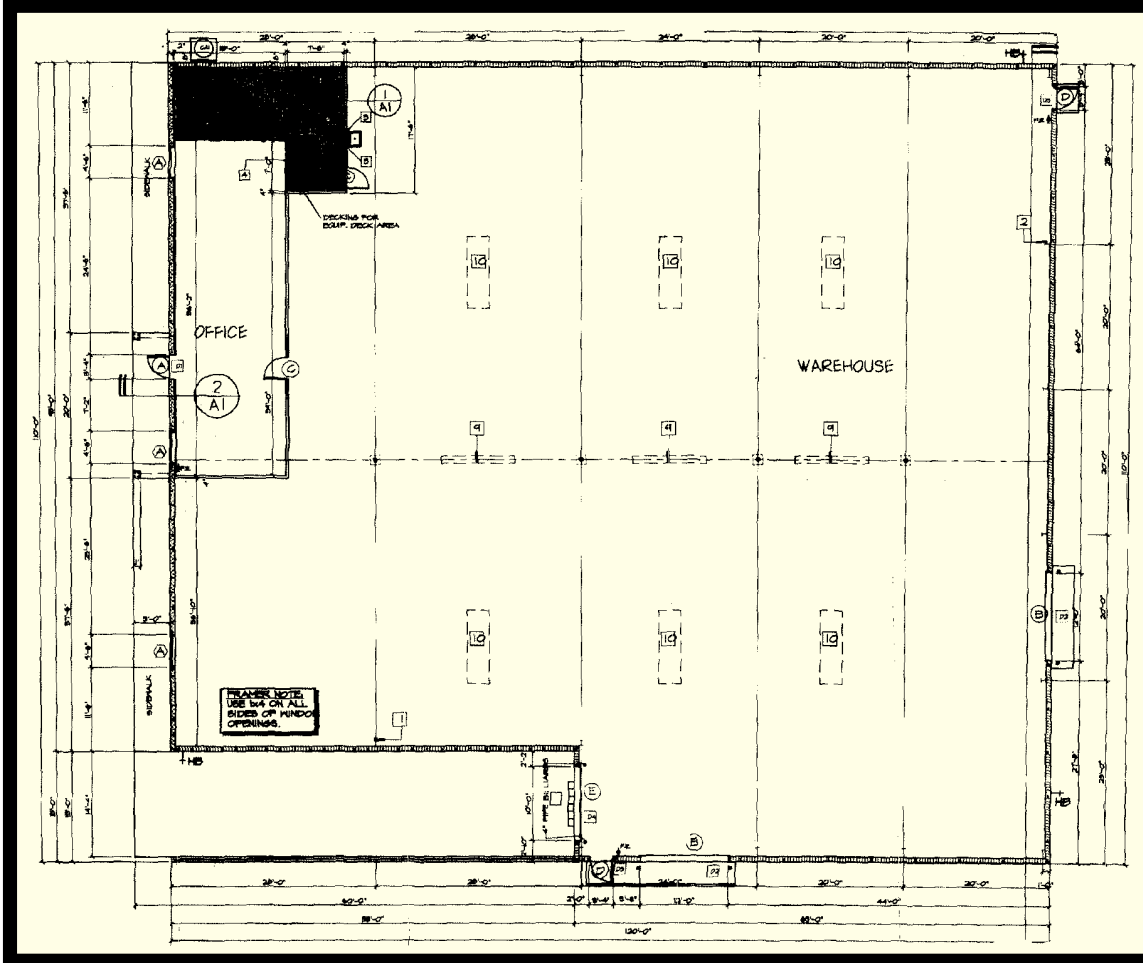
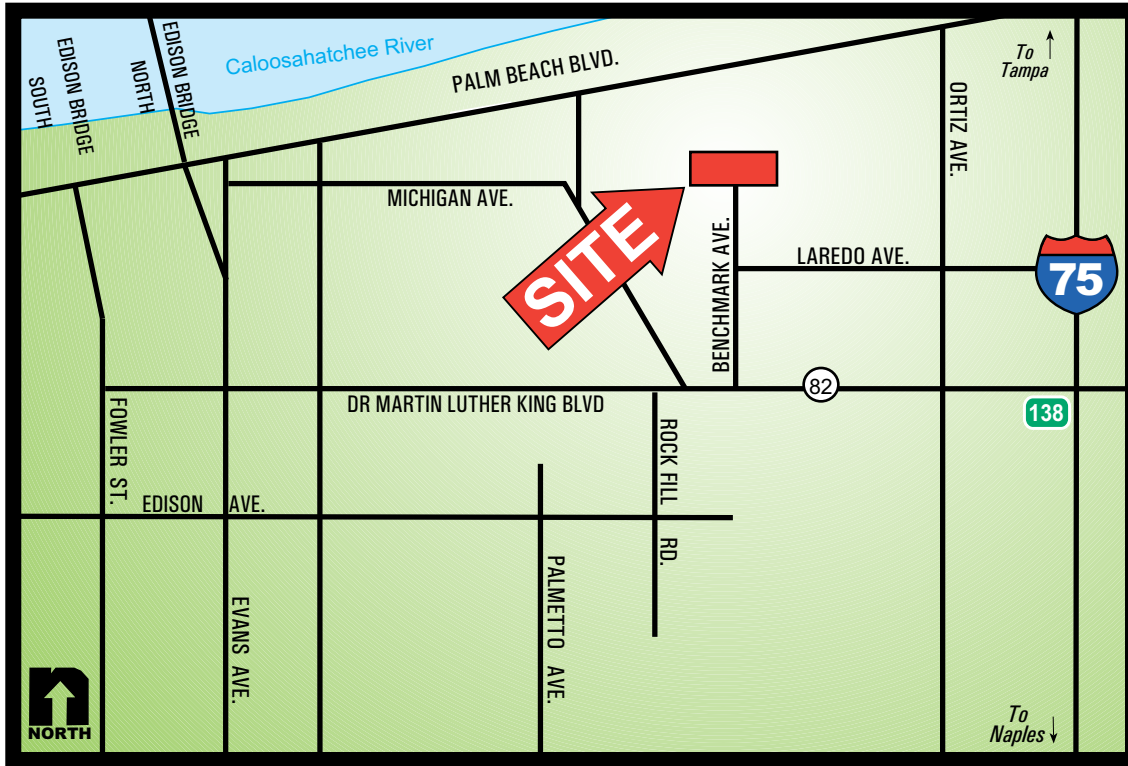
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