

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



**LOCATION:** 7995 Mercantile Street, Unit 6, 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      | MONTHLY RENT  | SALES TAX     | MONTHLY TOTAL   |
|--|-----------|---------------|---------------|-----------------|
| 6  | 2,400± SF | \$2,700 Gross | \$162 / Month | \$2,862 / Month |
| 3% Annual Increases / 3 Year Minimum Lease |           |               |               |                 |

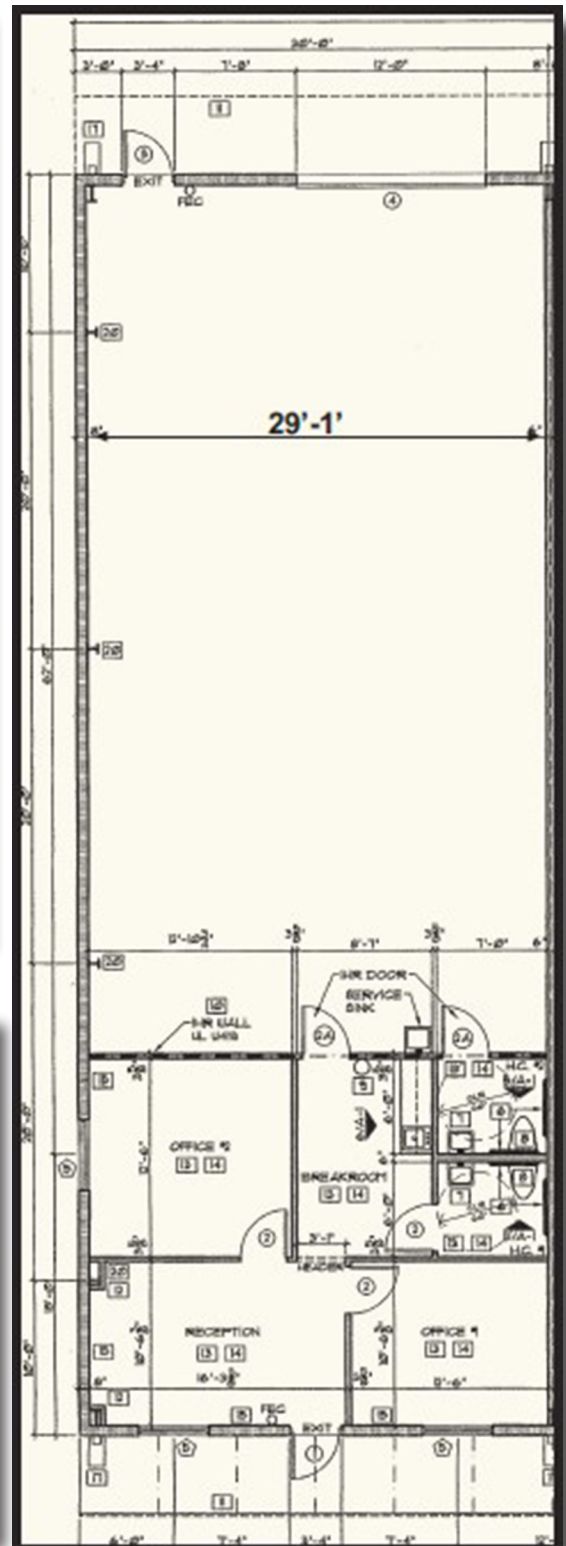
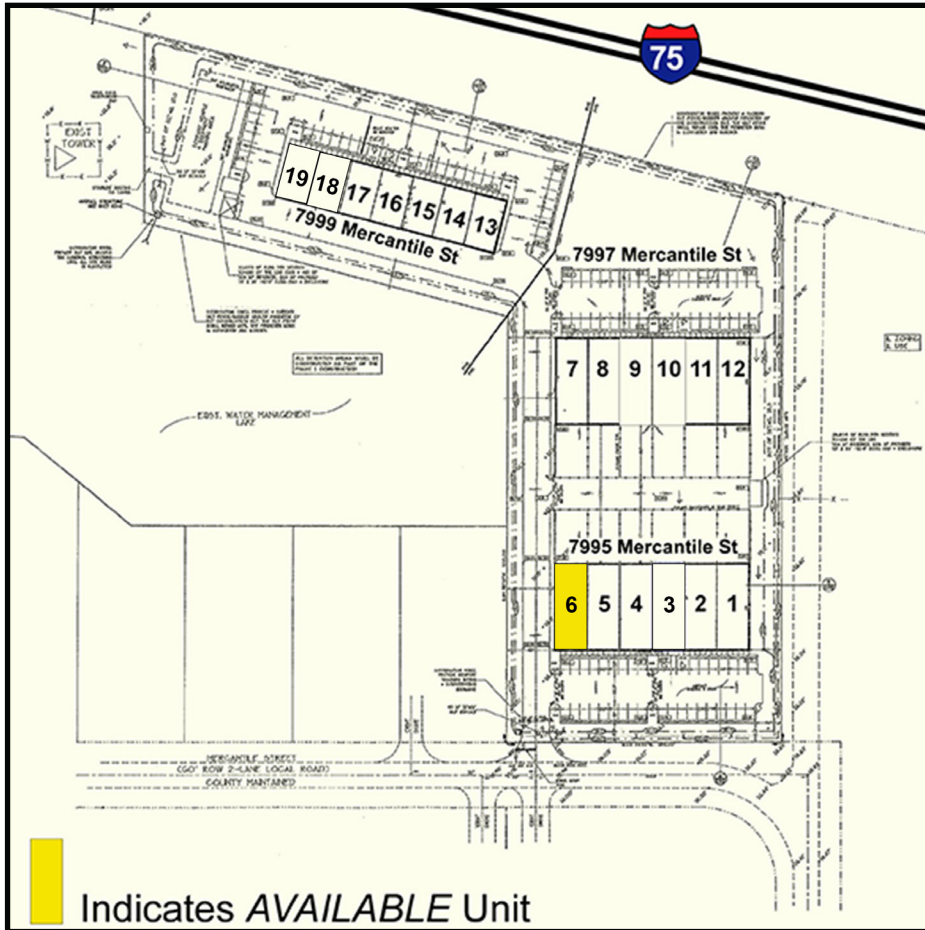
**COMMENTS:** Office/warehouse unit with 636± SF office, restroom, and one 12' x 14' overhead door. Small fenced yard behind unit included. Water and trash included in rent. Association does not approve auto or truck mechanical uses.

\*\*\* Available January 1, 2022 / Showings after December 6, 2021\*\*\*

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

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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