

Climate Controlled Warehouse With Truckwell For Lease Benchmark Industrial Park



LOCATION: 1603 Benchmark Ave., Fort Myers, FL 33905

SIZE: 12,000± SF building on 78,788± SF lot

OH DOOR: Three (3) 14 foot doors / 20' eave height

ZONING: IL - Light Industrial

STRAP #s: 16-44-25-P1-01000.0330

UTILITIES: City Water & Sewer

SIZE/PRICE:

SIZE	PRICE	MONTHLY RENT	SALES TAX	MONTHLY TOTAL
12,000± SF	\$10.25 PSF	\$10,250	\$615 / Month	\$10,865 / Month
Industrial Gross Lease / 5 year minimum lease / 3% annual escalation				



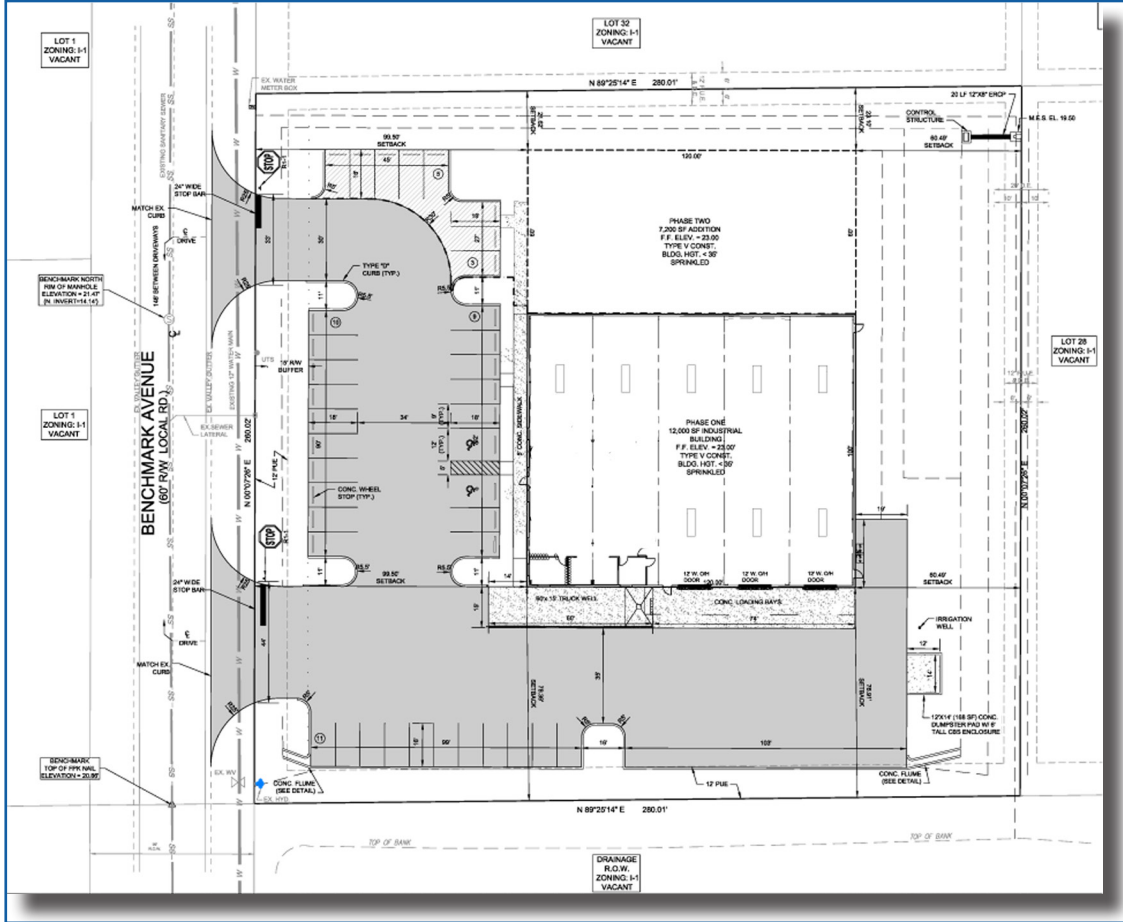
COMMENTS: Warehouse with fire suppression system and truckwell located in Benchmark Corporate Park, just minutes to I-75. Built in 2008, building is climate controlled, has electric retail doors, restroom and 617± SF office area. Tenant pays any increases in real estate taxes and building insurance after the first year.

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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.

1603 Benchmark Ave., Fort Myers



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