

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	MONTHLY RENT	SALES TAX	MONTHLY TOTAL
3	2,400± SF	\$2,700 Gross	\$162 / Month	\$2,862 / Month
4% Annual Increases / 3 Year Minimum Lease				
First / Last Months Rent / \$2,500 Security Deposit due at signing				
\$200 Application Fee / 30 Day Approval Period				

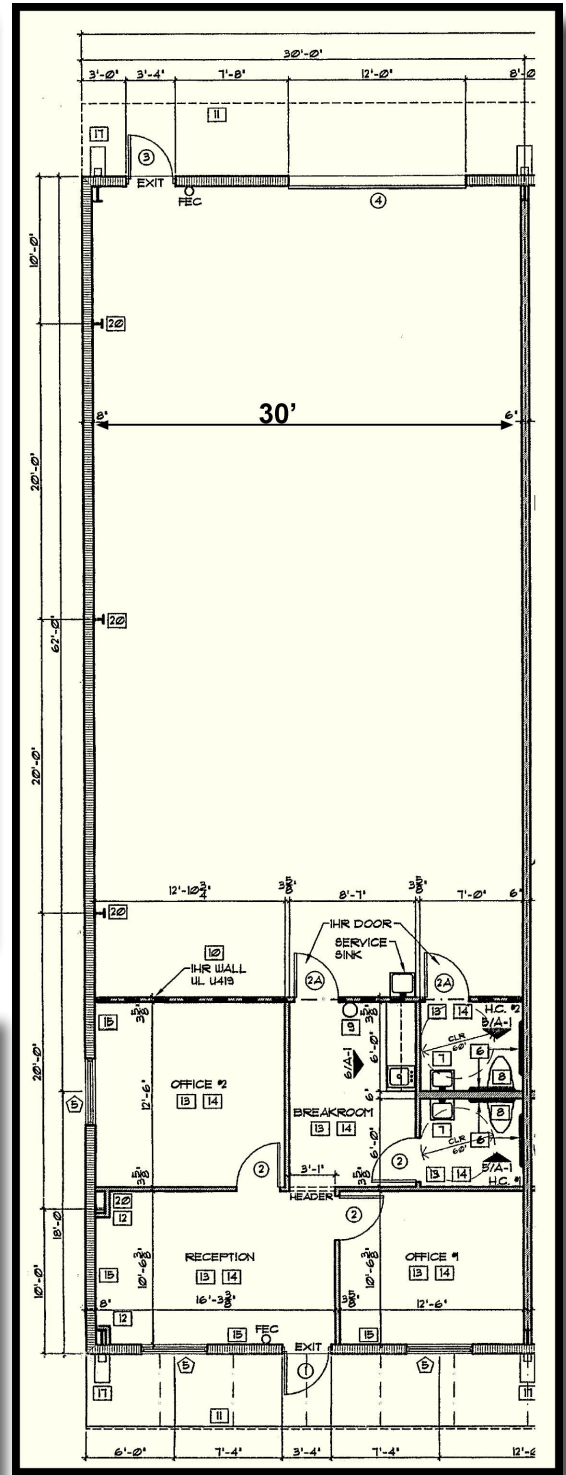
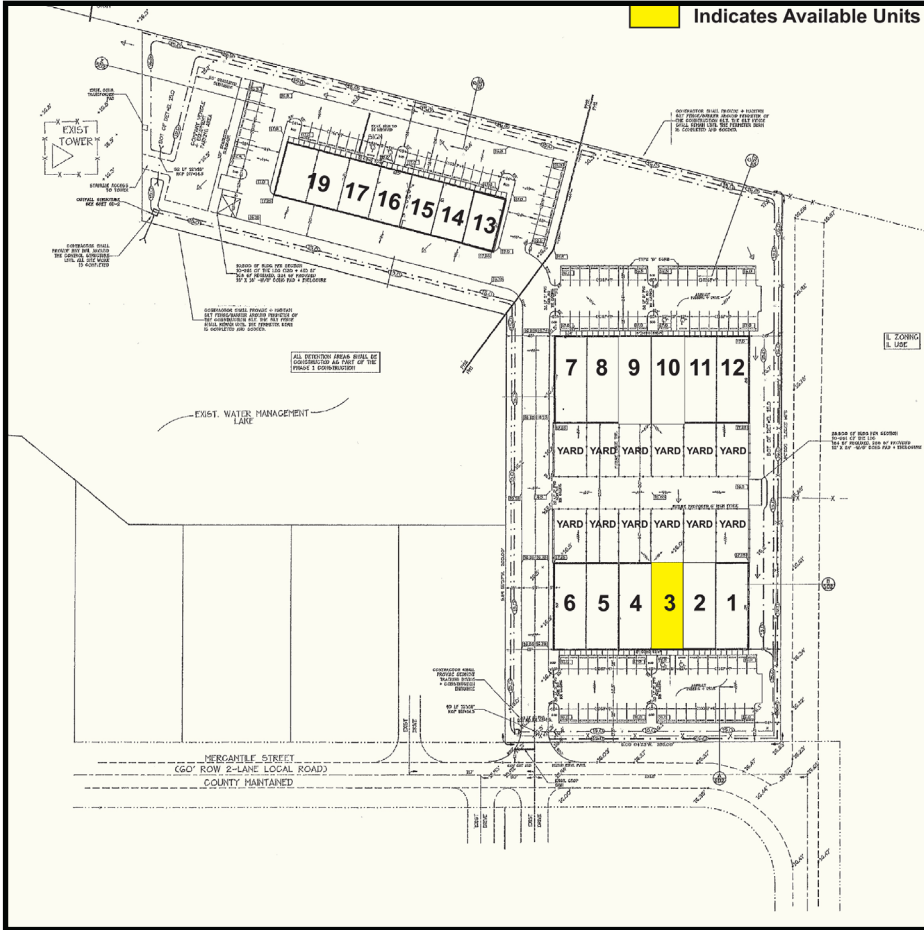
COMMENTS: Office/warehouse unit with 636± SF office, restroom, and one 12' x 14' overhead door. Small fenced yard behind unit included. Water and trash included in rent. Association does not approve auto or truck mechanical uses. Association requires \$200 application fee with 30 day approval period.

Showings will start May 1, 2022Available May 15, 2022***

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.

7995 Mercantile Street, Unit 3, North Fort Myers, FL



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.