



LOCATION: 5612 6th St W, Unit B, Lehigh Acres, FL 33971

AVAILABLE: Immediate Occupancy

ZONING: IL - Light Industrial

SIZE: 4,500± SF Office/Warehouse

RENTAL RATE:	SIZE	BASE	OPEX	SALES TAX	MONTHLY RATE
	4,500± SF	\$5,250/mo (\$14.00 PSF)	\$1,312.50 /mo (\$3.50 PSF)	\$328.13/mo	\$6,890.63/mo
3 Year Minimum Lease, 4% annual increases					

COMMENTS: 4,500± SF building featuring 900± SF office, 3,600± SF warehouse, one overhead door & 6' chain link fenced yard. Only minutes from two I-75 interchanges & close to other arterial traffic ways, providing easy access to all SW Florida counties. Immediate Occupancy.

****Monthly Rate is \$6,890.63 with 3 year minimum lease / 4% annual increases****

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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.

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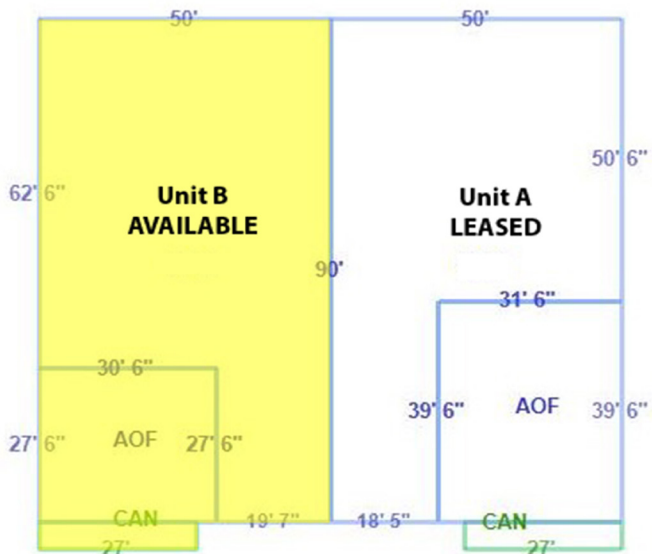
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Building Footprint



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