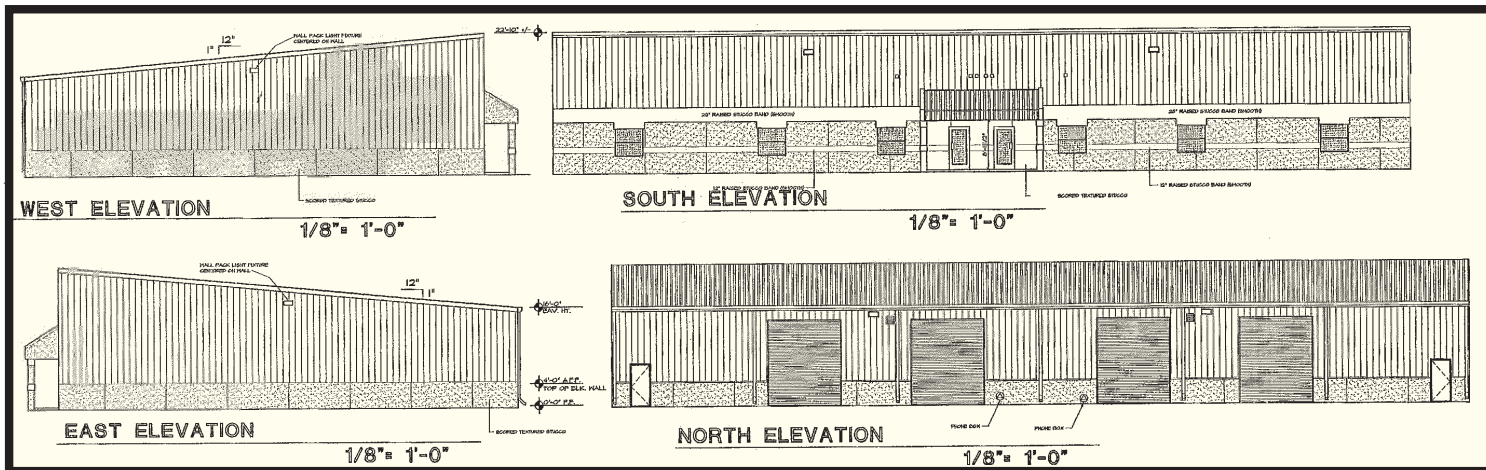


Westgate Industrial Park For Sale or Lease



LOCATION: 5582 Lee Street, Lot 13, Lehigh Acres, FL 33971

STRAP #: 30-44-26-01-00010.0130

UTILITIES: Water & Sewer

O/H DOORS: Four 12' x 14'

ZONING: IL - Light Industrial

EAVE HEIGHT: 16 Ft.

USE: Office / Warehouse

PARKING: 24 Spaces

SIZE: Total 10,500± Sq. Ft.
 2 Units Each has 5,250± Sq. Ft., includes 450± Sq. Ft. Office
 Land 42,780± Sq. Ft. or .98± Acres

SALE PRICE: \$892,500.00 or \$85.00 Per Sq. Ft.

LEASE RATE: \$7.49 Per Sq. Ft. NNN

ESTIMATED CAM: \$1.65 Per Sq. Ft.

COMMENTS: Westgate Industrial Park is located just minutes from Interstate 75. Easy access via six laned Lee Boulevard. Ideal area to service Lee, Collier and Charlotte Counties. Two restrooms per unit.

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