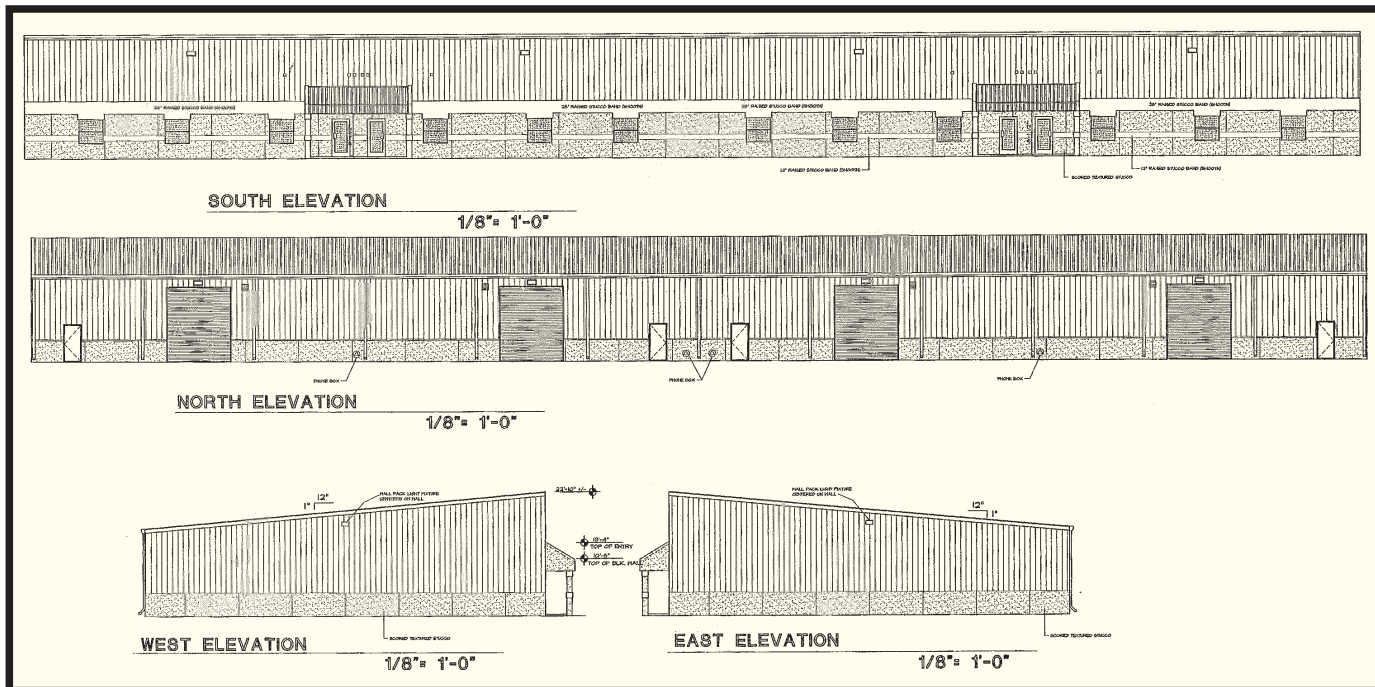


Westgate Industrial Park For Sale or Lease



LOCATION: 5592 Lee Street, Lot 14, Lehigh Acres, FL 33971

STRAP #: 30-44-26-01-00010.0140

O/H DOORS: Four 12' x 14'

UTILITIES: Water

EAVE HEIGHT: 16 Ft.

ZONING: IL - Light Industrial

PARKING: 48 Spaces

SIZE: Total 18,750± Sq. Ft.
 2 Built-out Units Each has 4,687.5± Sq. Ft. includes 450± Sq. Ft. Office
 Unit 3 9,375± Sq. Ft.
 Land 83,845± Sq. Ft.. or 1.92± Acres

SALE PRICE: \$1,800,000.00 or \$96.00 Per Sq. Ft.

USES: Office/Warehouse

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. Three units, two of which are built-out. Two restrooms per unit.

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