

**2,400± SF Office/Warehouse
 FOR LEASE
 BENCHMARK CORPORATE PARK**



LOCATION: 4610 Elevation Way, Unit C or D
 Fort Myers, FL 33905

STRAP #: 16-44-25-P1-01000.0020

ZONING: IL - Light Industrial

SIZE: Unit C: 2,450± SF
 Unit D: 2,400± SF

PARKING: 13± Spaces

OH DOORS: 12'x10' Each Unit

EAVE HEIGHTS: 15'± Warehouse

UTILITIES: City Water & Sewer

LEASE RATE:

UNIT	SQ FT.	LEASE RATE	MONTHLY RENT + TAX
C	2,450±	\$ 7.50 PSF	\$ 1531.25
D	2,400±	\$ 7.50 PSF	\$ 1500.00

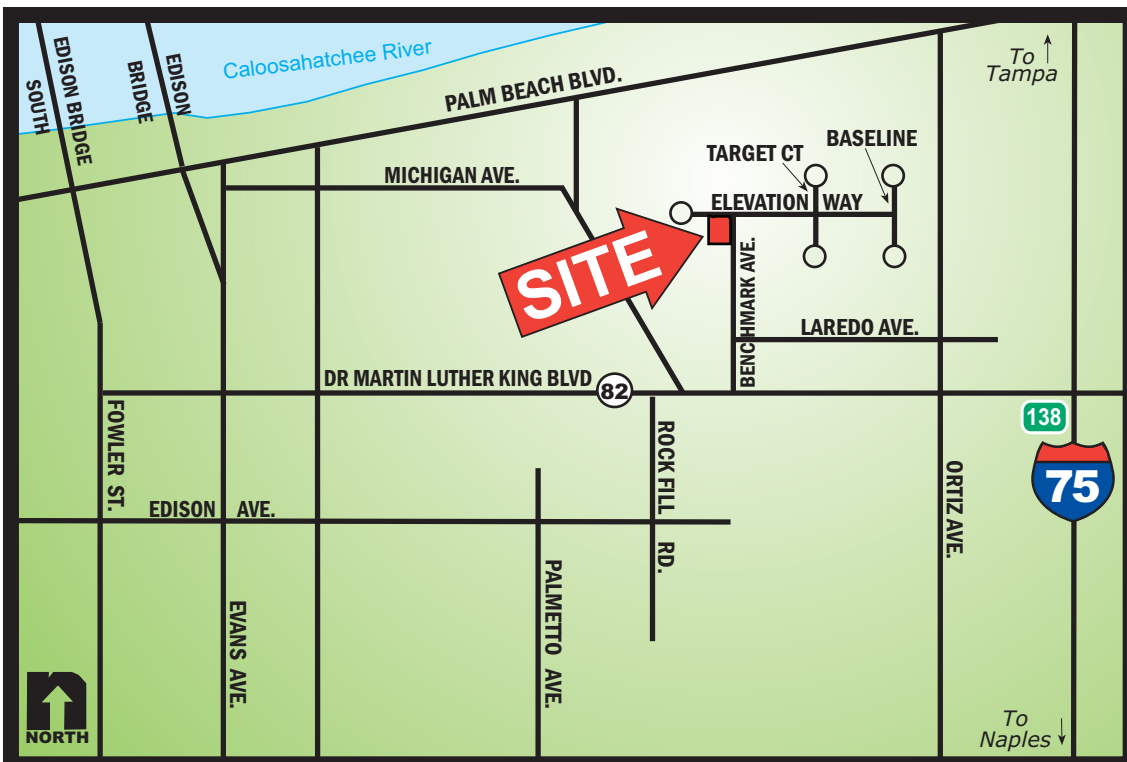
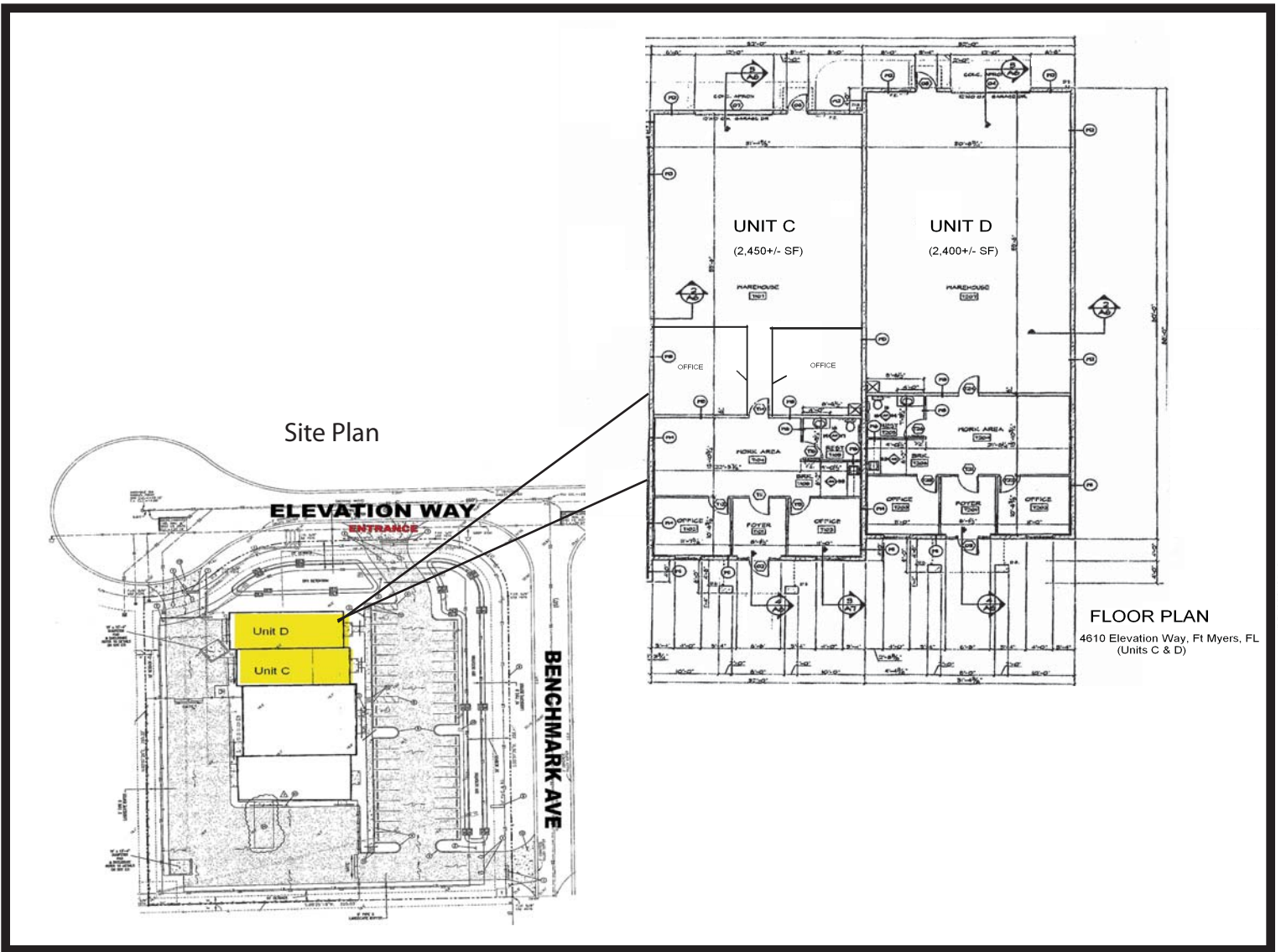
COMMENTS: Two Units Available - Unit C is 2,450± SF with warehouse space, (4) air conditioned offices, work/break area & rest room. Unit D is 2,400± SF with warehouse space, (2) air conditioned offices, work/break area and rest room. Both units feature a 12' x 10' OH door (electric), interior fire sprinklers, work/break area with sink, fire alarm, data wired, back entrance, ample parking and fenced yard. Each unit is separately metered for water & electric. In an area that is zoned IL (light industrial). Ideal location near I-75 at Exit 138 and is a great choice for light industrial and distribution service to the tri-county area. Call For a Tour!

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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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