

**Office/Warehouse & Yard Space
 FOR LEASE
 Billy Creek Commerce Park**



LOCATION: 5400 Division Drive, Units 2, 3, & 4, Fort Myers, FL 33905

ZONING: IL - Light Industrial

SIZE:

UNIT #	SQ. FT. TOTAL	SQ. FT. OFFICE	SQ. FT. WAREHOUSE	LEASE RATE (Monthly)	CAM	SALES TAX	TOTAL RENT (Monthly)
2	4,800±	2,000±	2,800±	\$ 1,500	\$ 900	\$ 144	\$ 2,544
3	2,400±	1,400±	1,000±	\$ 750	\$ 450	\$ 72	\$ 1,272
4	2,400±	512±	1,888±	\$ 750	\$ 450	\$ 72	\$ 1,272

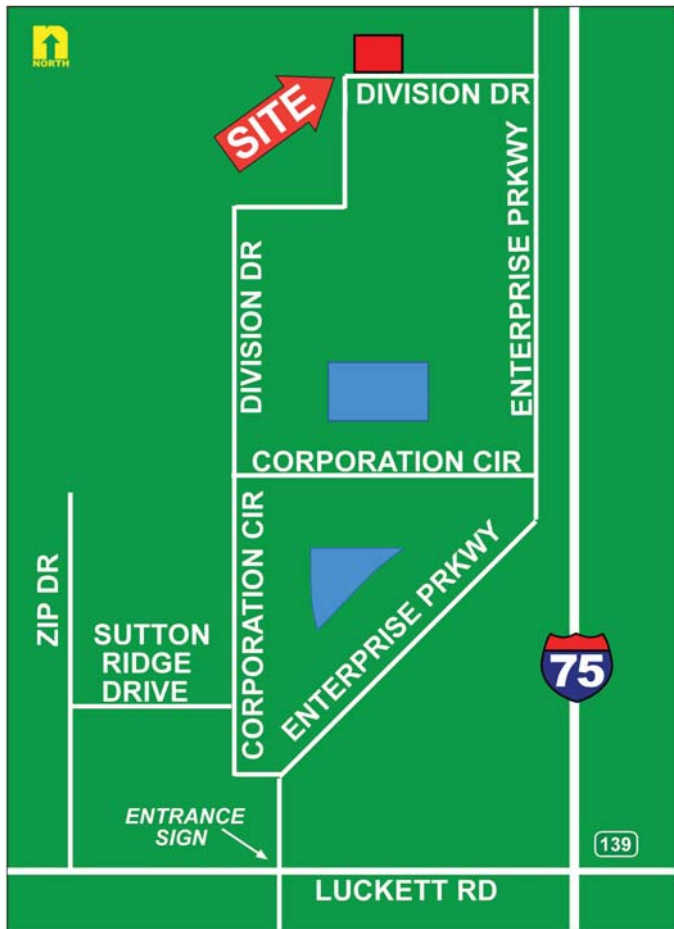
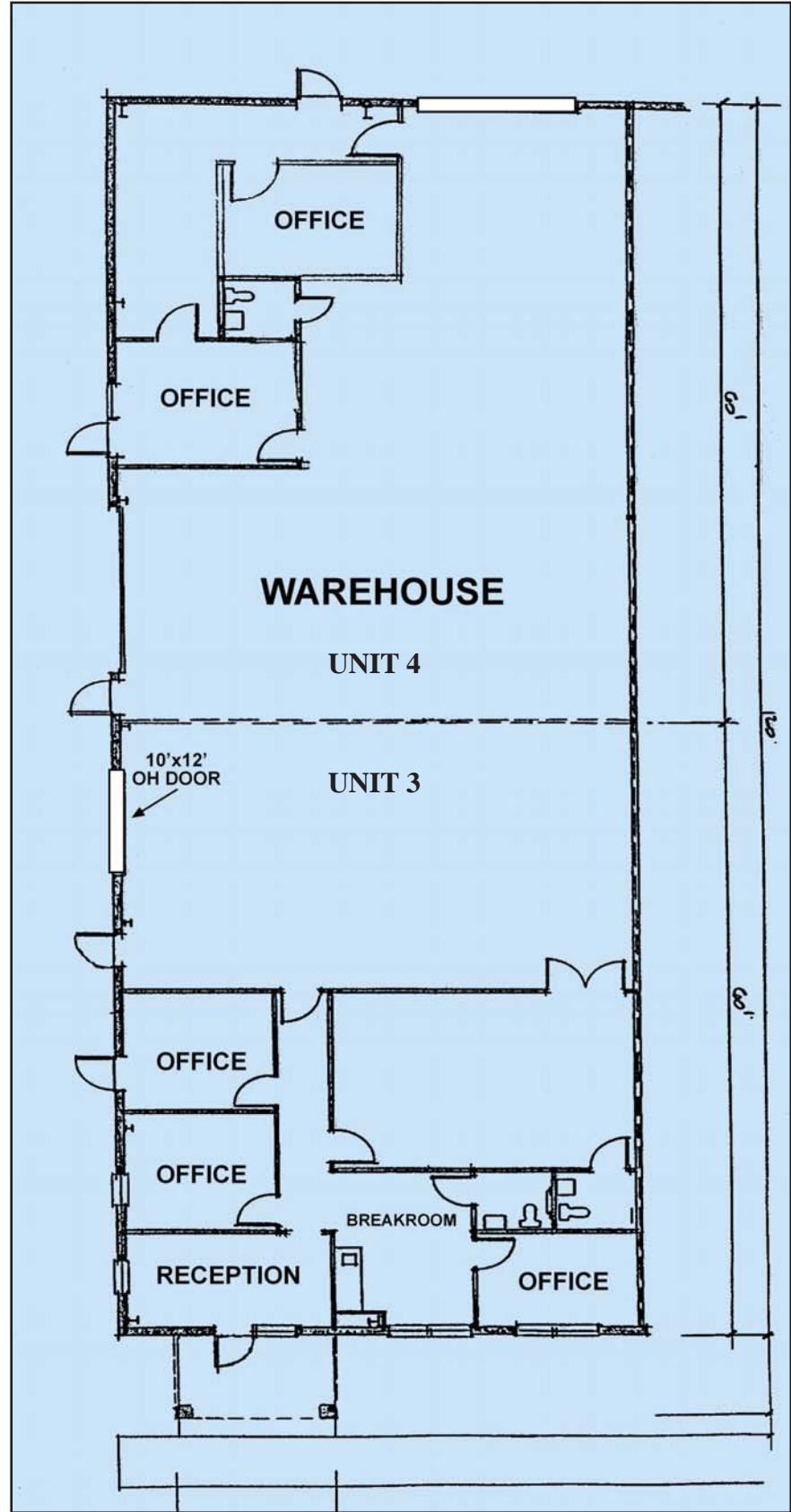
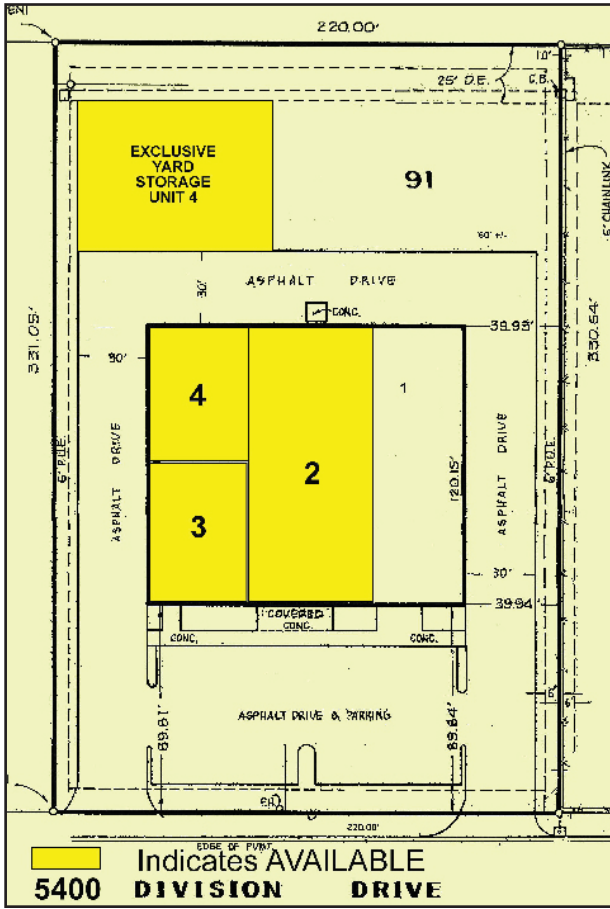
UTILITIES: City water and sewer included in CAM

PRICE: \$ 3.75 per Sq. Ft. plus \$ 2.25 per Sq. Ft. CAM

COMMENTS: Unit 2 is 4,800± Sq. Ft., consisting of 2,000± Sq. Ft. office and 2,800± Sq. Ft. warehouse. Unit 3 is 2,400± Sq. Ft., with 1,400± Sq. Ft. office and 1,000± Sq. Ft. warehouse. Unit 4 is 2,400± Sq. Ft., including 512± Sq. Ft. office and 1,888± Sq. Ft. warehouse. Units 3 & 4 have overhead doors with drive-around access. Excellent condition and convenient freeway location, Interstate 75 at Lucket Road, Exit 139.

CONTACT: TODD HOLMAN
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5400 Division Dr, Unit 2, 3, & 4, Fort Myers, FL 33905



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