

**Bayshore Industrial Park
 Warehouse Condo
 FOR LEASE**



LOCATION: 7997 Mercantile Street, Unit 12, North Fort Myers, FL 33917
 Bayshore Industrial Park - Interstate 75, Exit 143

ZONING: IL - Light Industrial

UTILITIES: City water and septic

SIZE: 2,400± Sq. Ft. Total

LEASE RATE:

Unit #	Office (Sq. Ft.)	Warehouse (Sq. Ft.)	Total (Sq. Ft.)	Lease Rate	Sales Tax	Total Rent (Monthly)
12	636±	1,764±	2,400±	\$2,400	\$144	\$2,544

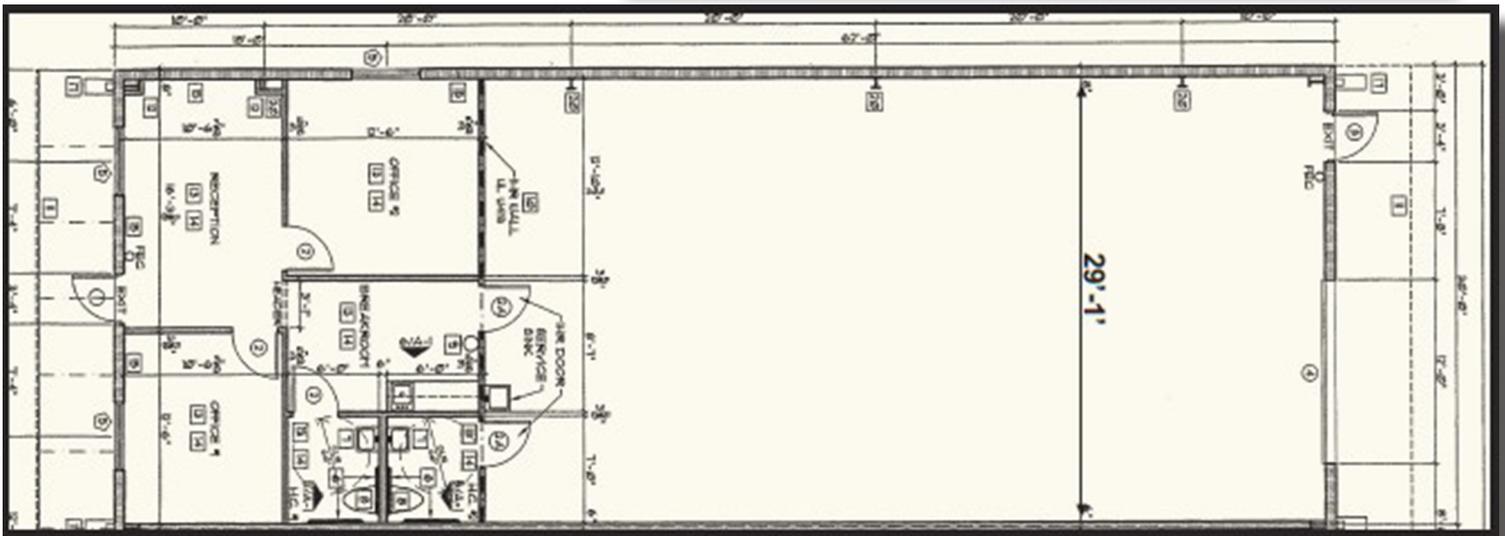
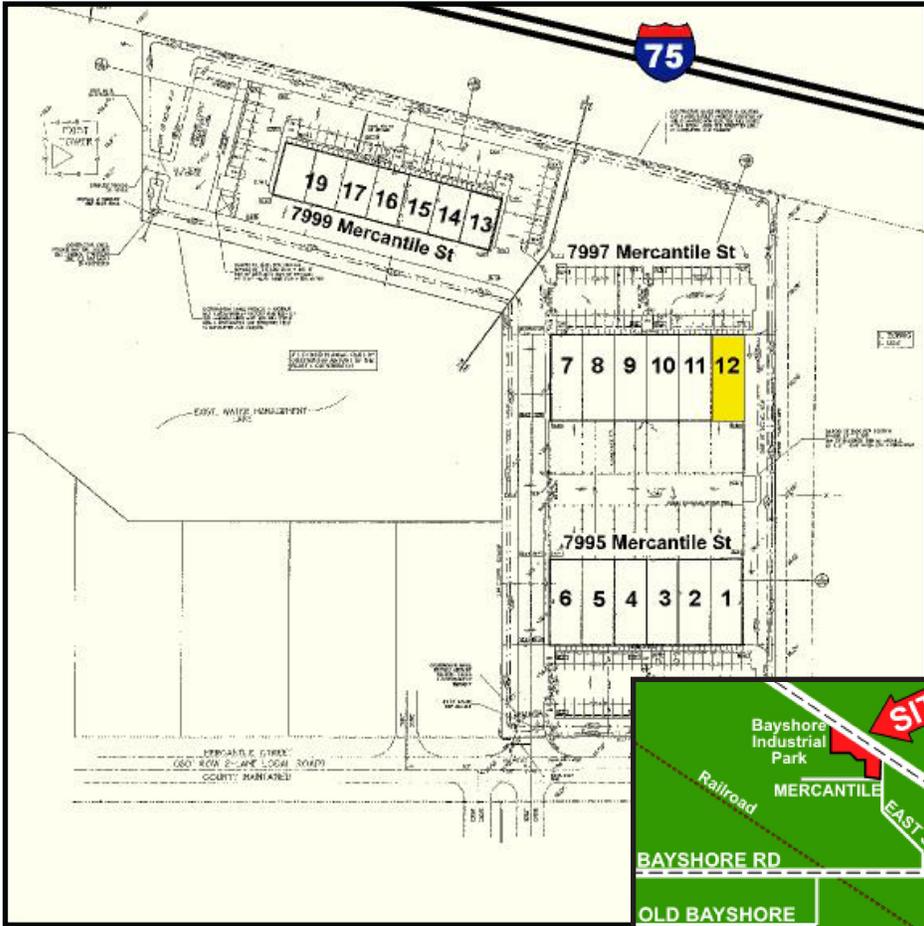
PRICE: \$12.00 PSF Gross Lease Rate plus Sales Tax

COMMENTS: Office/warehouse unit with 636± SF office space, restroom, and one 12' x 14' overhead door. Small fenced yard behind unit included. Water and trash included in rent. Signage visible from I-75.

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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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