

# 7,200± SF Office/Warehouse Billy Creek Commerce Ctr. FOR LEASE



**LOCATION:** 5660 Zip Dr., Fort Myers, FL 33905

**ZONING:** IL - Light Industrial

**UTILITIES:** Water & Sewer

**SIZE:** 7,200± Sq. Ft. Building on 43,031± Sq. Ft. Lot

**RATE:**

| SIZE   | BASE RATE                   | OPEX                       | SALES TAX | MONTHLY TOTAL |
|--|-----------------------------|----------------------------|-----------|---------------|
| 7,200± SF                                    | \$8,700/mo<br>(\$14.50 PSF) | \$1,800/mo<br>(\$3.00 PSF) | N/A       | \$10,500/mo   |
| 4% Annual Increases / 3-5 Year Minimum Lease |                             |                            |           |               |

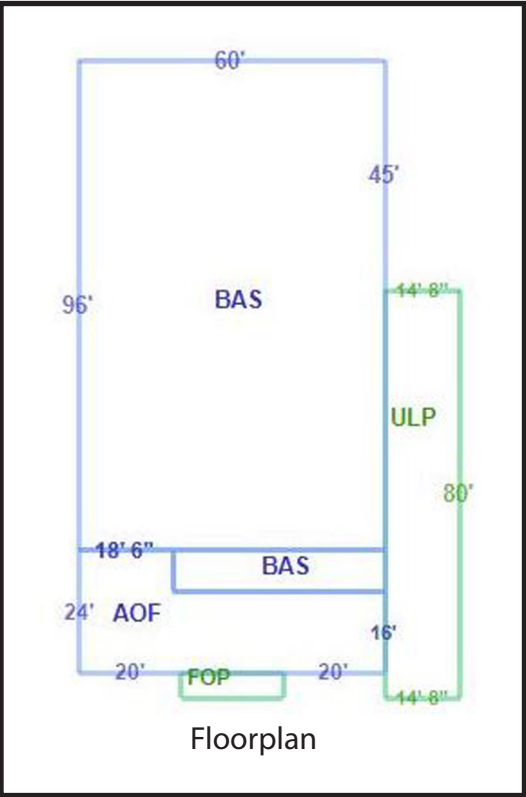
**COMMENTS:** AVAILABLE NOVEMBER 1, 2025. 7,200± SF building with 6,092± SF warehouse and 1,108± SF air-conditioned office. Two restrooms, two (2) 12' x 14' overhead doors and truckwell. Paved, fenced yard. Ideally suited for distribution to service the tri-county area. Easy access to I-75 / Exit 139.

**\*\*\*\$10,500 per month (plus all applicable taxes)\*\*\***

5650 Zip Dr. next door (7200 SF) is also available, call for details.

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