

# Multiple Office/Warehouse Units Billy Creek Commerce Center FOR LEASE



**LOCATION:** 5734 - 5756 Corporation Circle, Fort Myers, FL 33905

**ZONING:** IL - Light Industrial

**SIZE / RATE:**

| UNIT                                          | SIZE      | BASE RATE                          | OPEX                          | SALES TAX | MONTHLY RATE  |
|-----------------------------------------------|-----------|------------------------------------|-------------------------------|-----------|---------------|
| 5734                                          | 3,200± SF | \$2,933.33/mo<br>(\$11.00 PSF NNN) | \$1,317.33/mo<br>(\$4.94 PSF) | N/A       | \$4,250.66/mo |
| 5754                                          | 1,600± SF | \$1,666.67/mo<br>(\$12.50 PSF NNN) | \$658.67/mo<br>(\$4.94 PSF)   | N/A       | \$2,325.33/mo |
| 3-5 year minimum lease / 4% annual escalation |           |                                    |                               |           |               |

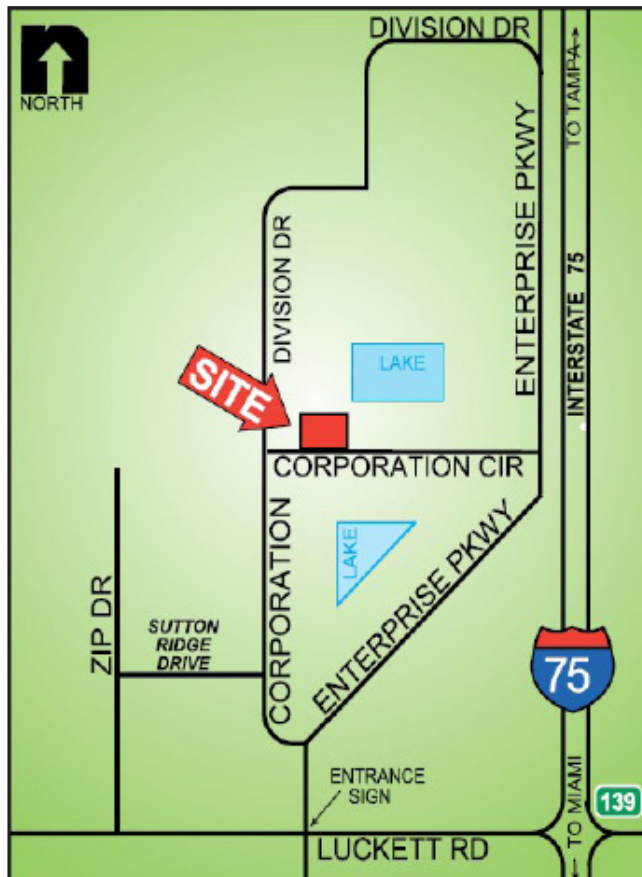
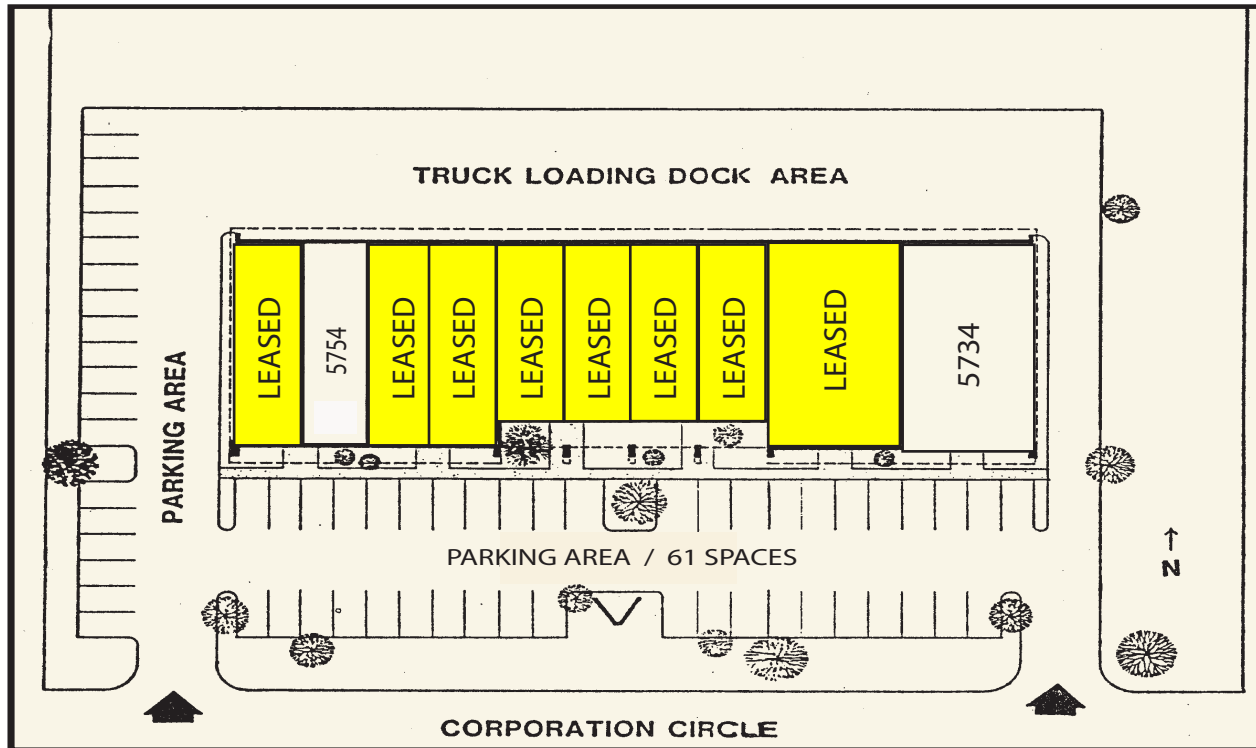
**COMMENTS:** Unit **5734** - 3,200± SF Office/Warehouse unit with newly renovated office and two 12' x 14' overhead doors. Dock high. **Monthly rent is \$4,250.66 (plus all applicable taxes)**

Unit **5754** - 1,600± SF Office/Warehouse unit with two 12' x 14' overhead doors. Grade level. **Monthly rent is \$2,325.33 (plus all applicable taxes)**

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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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