

FOR LEASE

9,800 SF INDUSTRIAL SPACE WITH OUTDOOR STORAGE

1640 BENCHMARK AVENUE, FORT MYERS, FLORIDA 33905

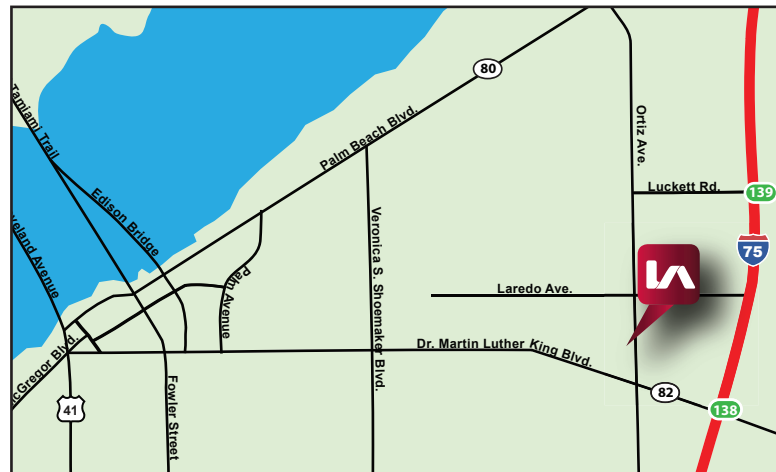


- BUILDING SIZE:** 5,600 SF Shop
4,200 SF Office
9,800 SF TOTAL
- LAND SIZE:** UP TO 4.52* AC
- LEASE RATE:** Call for Pricing

* 2.56 AC can be combined with 1.96 AC of outdoor storage located at 1641 Benchmark Ave (across the street) for a total of 4.52 AC.

PROPERTY FEATURES

- In-Shop Private Office with Restroom & Mezzanine Storage Above
- 19.2' (Eave) - 23.7' (Peak) Clear Height
- Covered Patio Adjacent to Shop
- Separate Covered Storage Structure at Rear of Property
- Front Parking, Gated & Fenced Entry
- Paved Outdoor Storage Yard
- Fueling Tank & Water Tank On-Site
- Zoned IL (Light Industrial)
click [here](#) for permitted uses



Please Contact:

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YOUR LOCAL MARKET EXPERT

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**9,800 SF Situated
on 2.56 Secure
Fenced AC (1640)**



**Additional 1.96 AC
Also Available Across
the Street (1641)**

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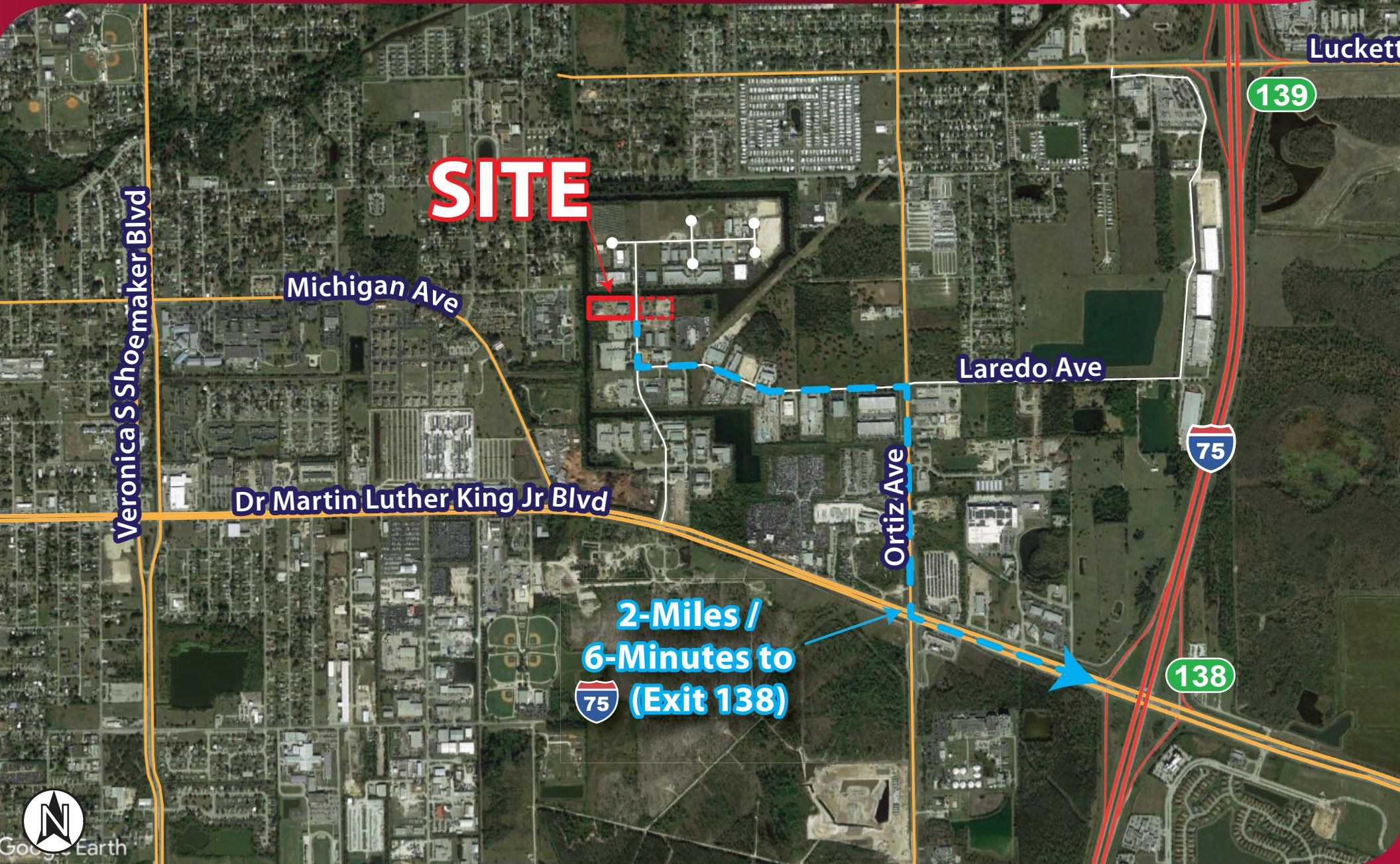


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