

WESTGATE INDUSTRIAL PARK

CORPORATE OFFICE WITH WAREHOUSE | 10,900 SF

5490 LEE STREET, LEHIGH ACRES, FL 33971

Boback Commercial Group
Commercial Sales & Leasing



FOR LEASE: \$17/SQFT GROSS + SALES TAX

ABOUT THE PROPERTY

Located just off Westgate Boulevard in the Westgate Industrial Park. Easy access to I-75 from Lee Boulevard and Colonial Boulevard. Two-story building with elevator and custom finishes. Three overhead doors (12 Ft. x 14 Ft., 16 Ft. x 14 Ft., 16 Ft. x 16 Ft.) and fenced yard. Ideal for corporate headquarters.

PROPERTY FEATURES

- ▣ Building Size: 10,900± SF
 - > Office: 7,000± SF
 - > Warehouse: 3,900± SF
 - > Mezzanine: 416± SF
- ▣ Land Size: 1± Acre
- ▣ Utilities: Water and Sewer
- ▣ Zoning: IL - Light Industrial (Lee County)
- ▣ Year Built: 2004
- ▣ Strap #30-44-26-00-00001.0300



JIM BOBACK, CCIM

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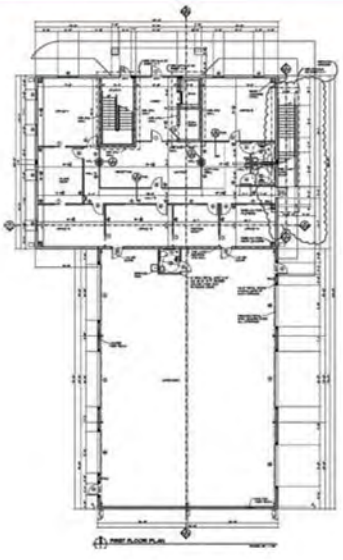
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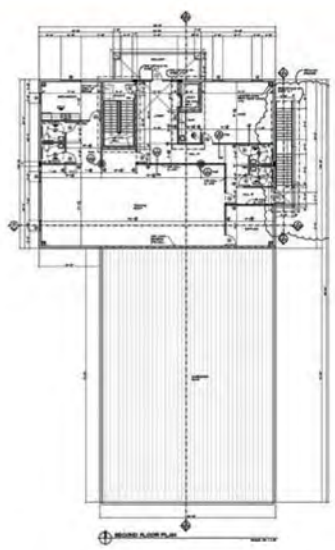
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FIRST FLOOR



SECOND FLOOR



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