

# FF&E FOR SALE + LEASE OPPORTUNITY

## TURNKEY MOVING & STORAGE FACILITY - SOUTHWEST FLORIDA

5607 8<sup>TH</sup> STREET W, LEHIGH ACRES, FLORIDA 33971



■ **FF&E ASKING PRICE: \$99,000**

### INCLUDED **EQUIPMENT** (FF&E Package)

**2001 International 4700 – 26' Moving Body**  
Approx. 193,000 Miles – Good Condition

**2007 International Day Cab**  
Odometer: 39,900 Miles

**2019 Hino 26' Truck**  
Mileage: 81,721 Miles

**Yale Three-Mast Forklift**

**Three (3) 34' Kentucky Vault Trailers**

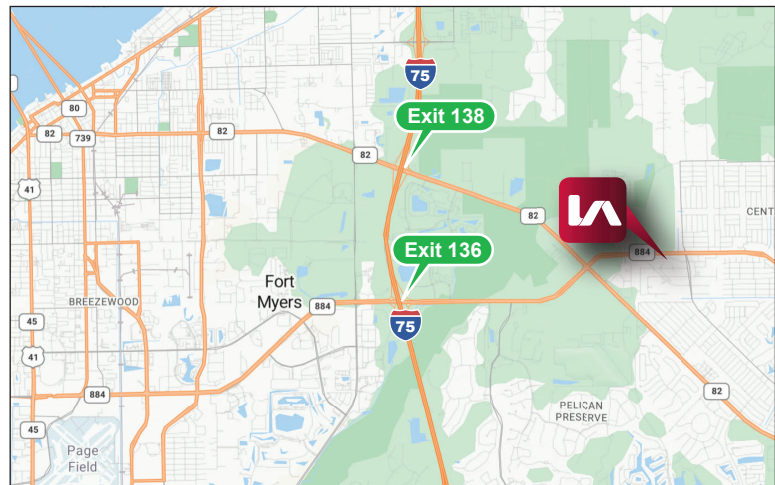
**Miscellaneous Moving Equipment**  
Dollies, Piano Boards, Pads, & Additional Tools

**Office Equipment**  
Minolta Bizhub 368 Copier  
Five (5) Quality Office Desks

**Warehouse Inventory**  
Approx. 500+ Moving Vaults  
(can be included in sale price or added into lease structure)

### OPPORTUNITY **OVERVIEW**

A unique opportunity to expand your business into sunny Southwest Florida. Nearly everything is already in place to take over a fully functional **moving and storage operation**. Purchase the FF&E and lease a building that is already configured for this industry.



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**YOUR LOCAL MARKET EXPERT**

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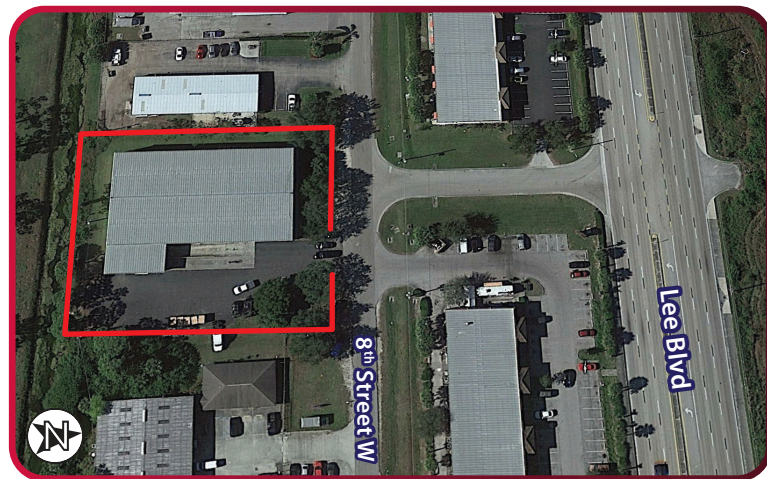
■ **PROPERTY:** 16,522 SF Warehouse  
2,275 SF Office  
2,275 SF Mezzanine  
18,797 SF TOTAL

■ **LEASE RATE:** \$14.00 / SF NNN

■ **CAM:** \$2.50 / SF

### LEASE DETAILS

- Opportunity for FF&E Buyer to Lease the Building
- Total Building Size: 18,797 SF
- Facility is **Fully Set Up for Moving & Storage Operations**
- Includes a **72-foot Truck Scale**
- Located in a Prime Southwest Florida Commercial Corridor with Strong Demand and Excellent Growth
- Ideal for Regional Movers, Logistics Companies, Storage Operators, and Businesses Scaling into the Florida Market



### PROPERTY HIGHLIGHTS

- Turnkey Operation with Trucks, Equipment, Office Furnishings, and Vaults Already in Place
- Hard-to-Find Building Layout Specifically Designed for Moving and Storage
- Perfect for Relocation, Expansion, or New Market Entry
- Immediate Operational Capability with Minimal Setup Required

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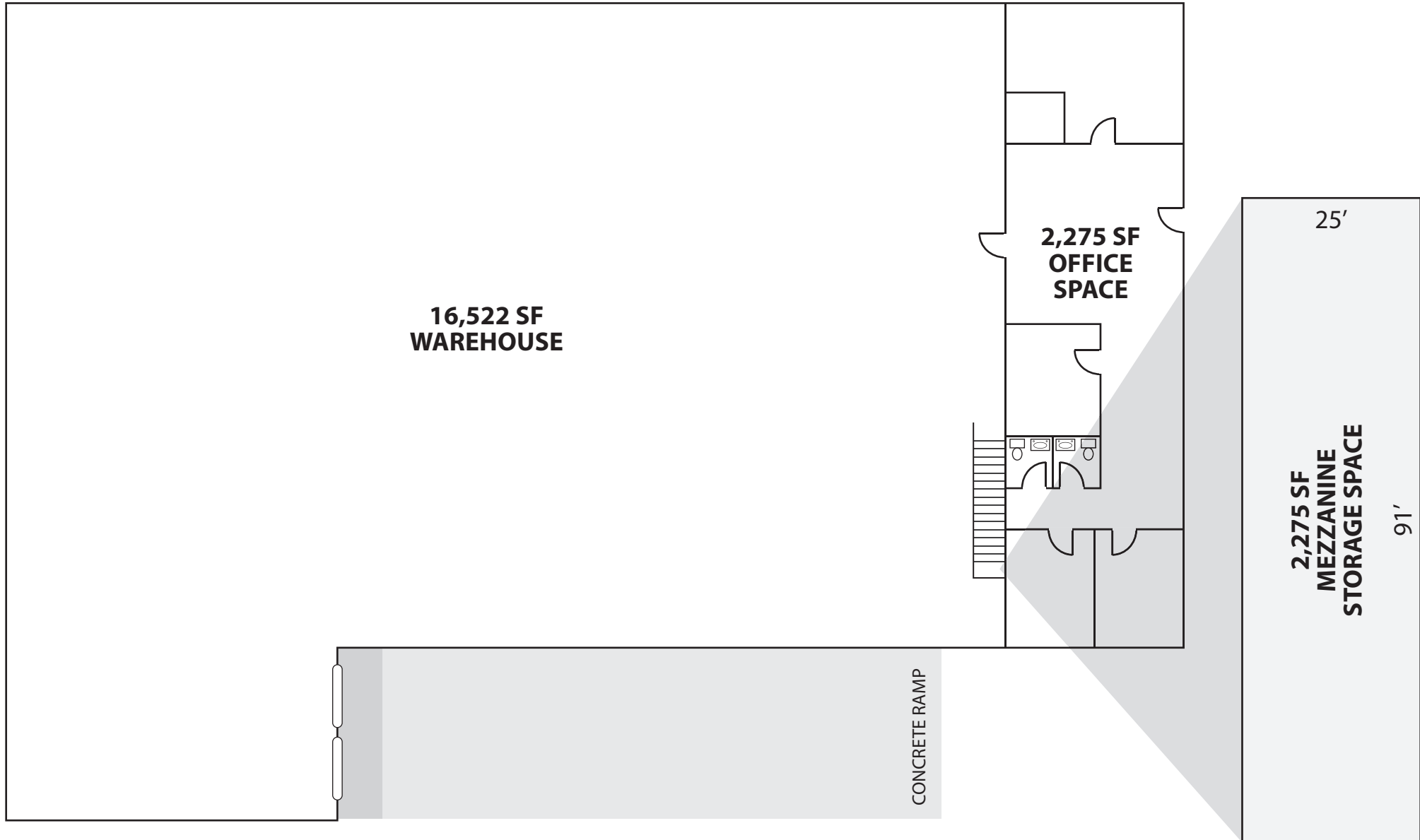
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