

FF&E FOR SALE + LEASE OPPORTUNITY

TURNKEY MOVING & STORAGE FACILITY - SOUTHWEST FLORIDA

5607 8TH STREET W, LEHIGH ACRES, FLORIDA 33971

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



■ 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

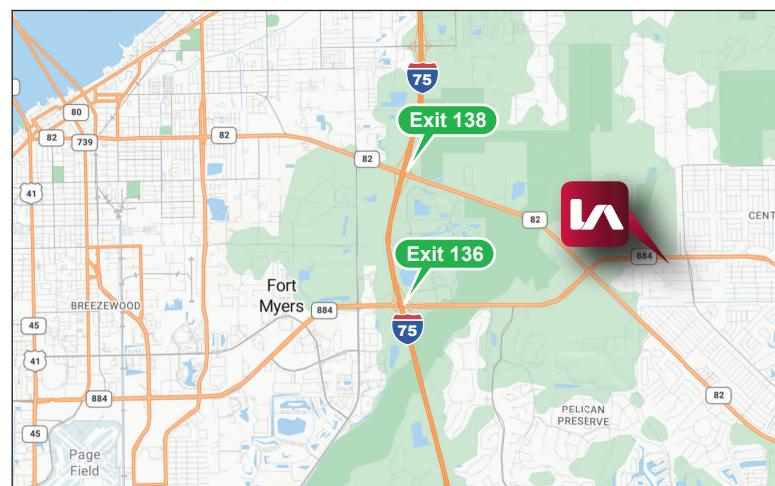
Miscellaneous Moving Equipment
Dollies, Piano Boards, Pads, & Additional Tools

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

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

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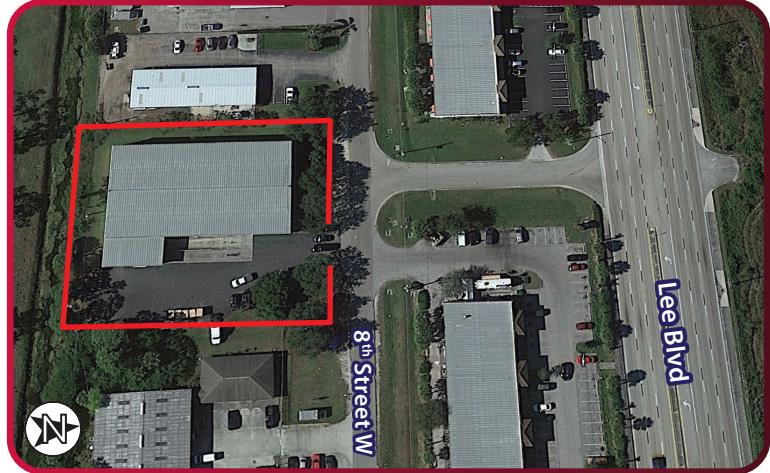
PROPERTY: 16,522 SF Warehouse
2,275 SF Office
2,275 SF Mezzanine
18,797 SF TOTAL

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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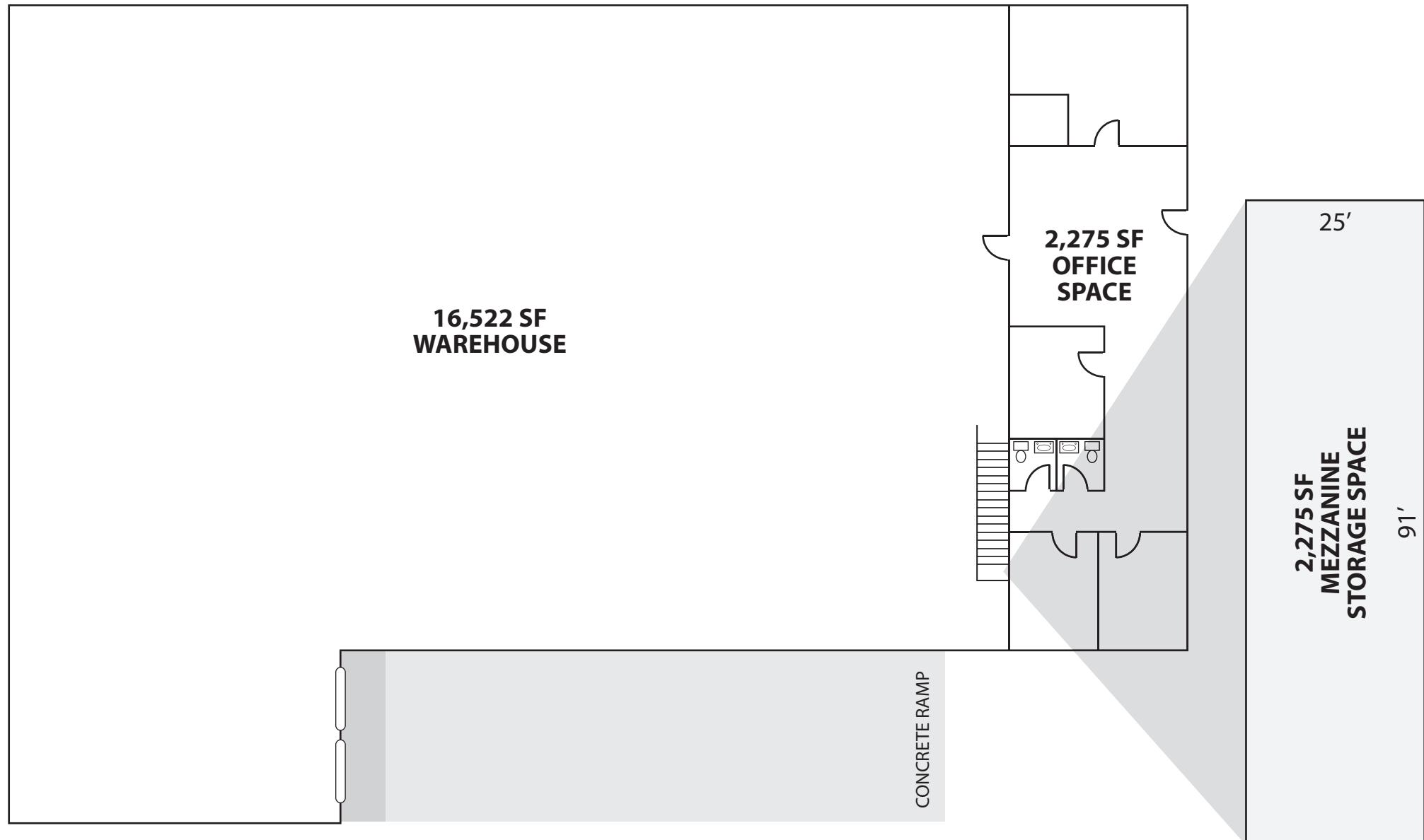


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