



12301 CRYSTAL COMMERCE LOOP | FORT MYERS, FL 33966

STANDALONE 16,275± SF WAREHOUSE/SHOWROOM

FOR LEASE

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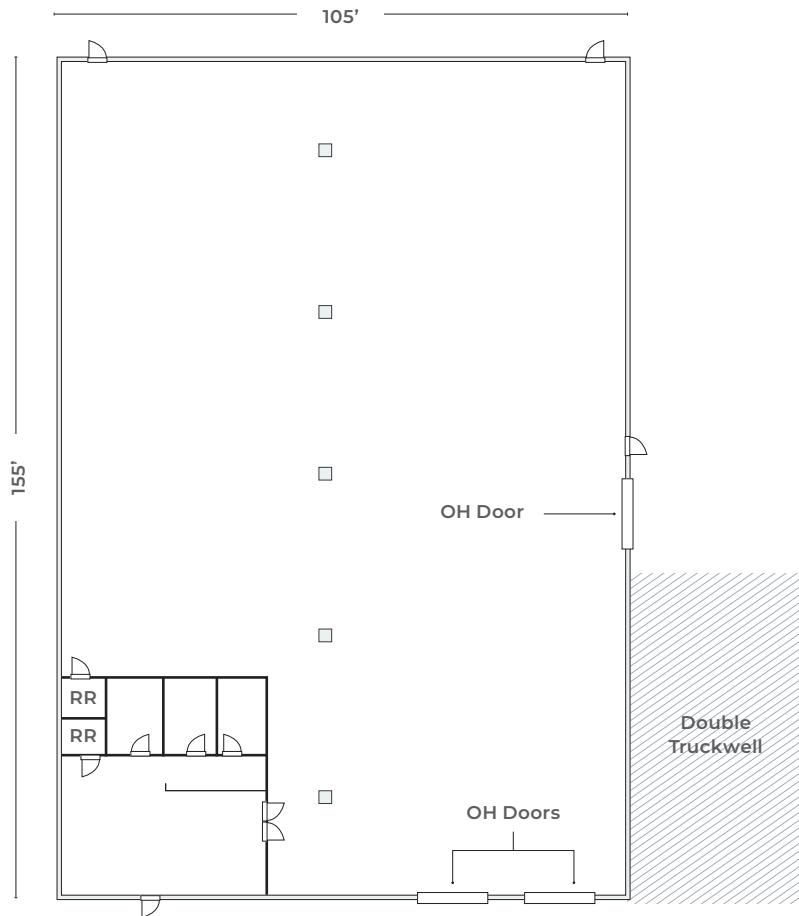
Versatile Warehouse/Showroom for Lease at Prime Crystal Drive Location.

Located at the prominent corner of Crystal Commerce Loop and Crystal Drive, this standalone 16,275± SF warehouse/showroom features three grade-level electric overhead doors, a double truckwell for easy semi-truck access, and a spacious showroom, this property offers excellent flexibility for a variety of business needs. The warehouse is fully insulated with a sprinkler system, 18' eave height, and 22' peak height. Inside, there is approx. 1,600 SF of air-conditioned space, including three offices and two restrooms. Positioned centrally between Metro Pkwy and Plantation Rd, this CBS and metal-constructed facility provides unmatched accessibility and convenience for your operations. **Call us today to arrange a tour.**

PROPERTY DETAILS

LEASE RATE	\$13.50 NNN + \$3.76 est CAM/OPEX
AVAILABLE SF	16,275±
PARCEL SIZE	1.37± AC
YEAR BUILT	2006
ZONING	IPD
ELECTRIC	400 Amps (208/120 AC) Single Phase

FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.

PROPERTY HIGHLIGHTS

CBS and metal construction

Double Truckwell

Fully Insulated (Walls and Ceilings)

Sprinkler System

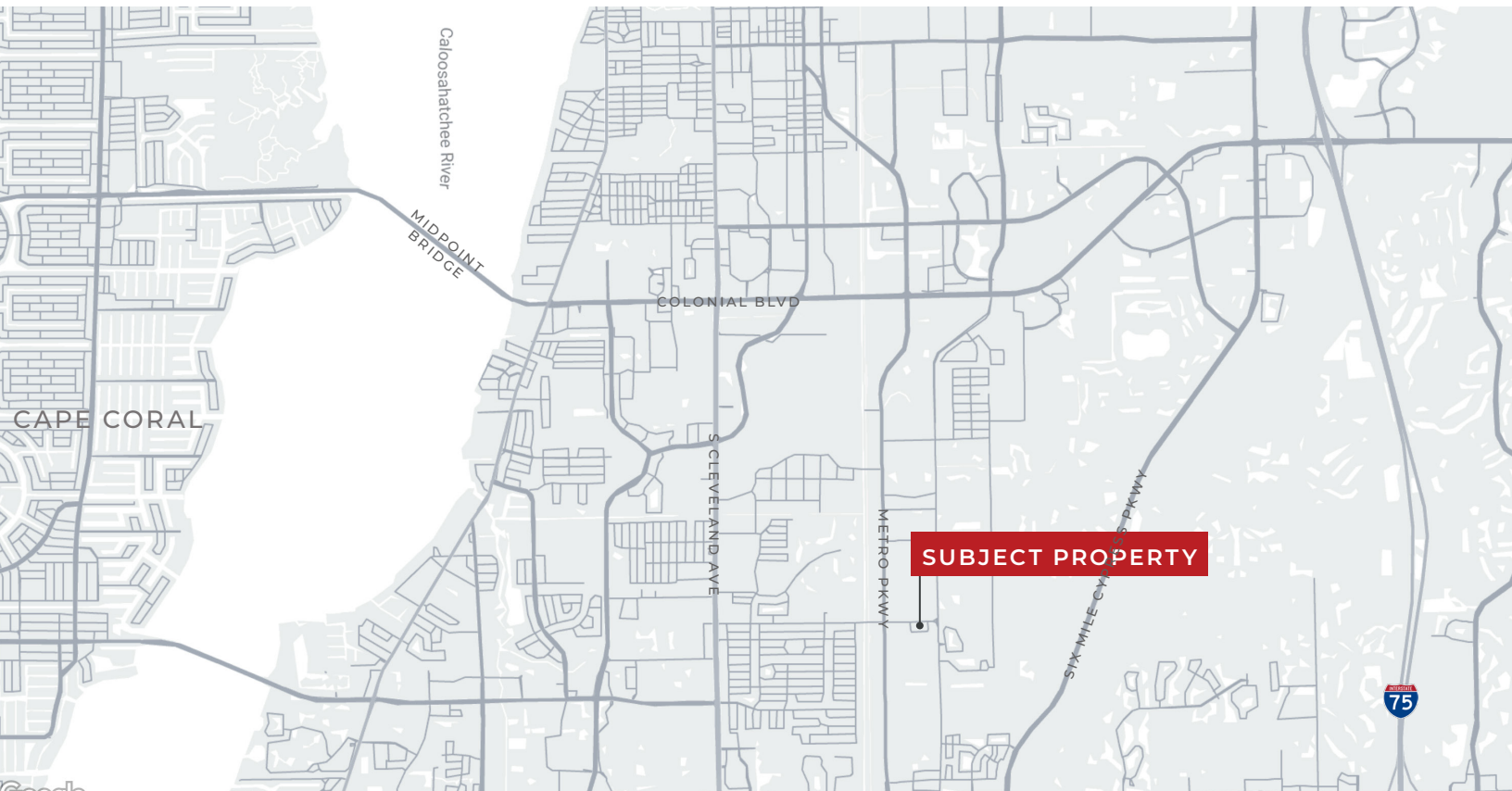
18' Eave Height; 22' Peak Height

(3) 12' x 14' Electric OH Doors

Large Showroom; 3 Offices; 2 Restrooms

Approx. 1,600SF under air; 14,675SF warehouse





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