

FOR LEASE

2351 Crystal Drive
Fort Myers, FL 33907



**SPECIAL
MOVE-IN
INCENTIVE!**

OPPORTUNITY TO LEASE A SPACE IN THE HIGHLY DESIRABLE NEW CRYSTAL DRIVE PARK.
**EXCEPTIONAL VISIBILITY, LOCATION AND AMPLE PARKING IN THIS EIGHT UNIT BUILDING
MAKES A PERFECT FIT FOR USERS DESIRING AN OFFICE WAREHOUSE LOCATION.**

3,200 SF OFFICE/SHOWROOM/WAREHOUSE + 2,000 SF SECURED STORAGE

Property Information:

Zoning: (IL) Light Industrial including Professional Office & Medical

Term: Negotiable

Parking: Ample lighted parking stalls with additional available if needed.

Outdoor Storage: 2,000 SF fenced outdoor secured storage area, with 20' W x 6' H double swing gate.

Finished Office / Unisex Restroom

Electric: 3 phase, 200 AMP, 120/208 V electric service.

Overhead Doors: Each unit benefits from a 12x14 commercial roll-up overhead door and pedestrian door.

Structural: Metal and masonry structure with high end architectural features designed for max wind speeds of 160 MPH insulated metal roof and attractive store front with clear heights up to 17 feet in the warehouse.

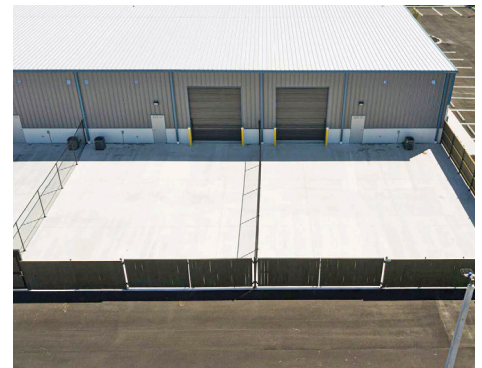
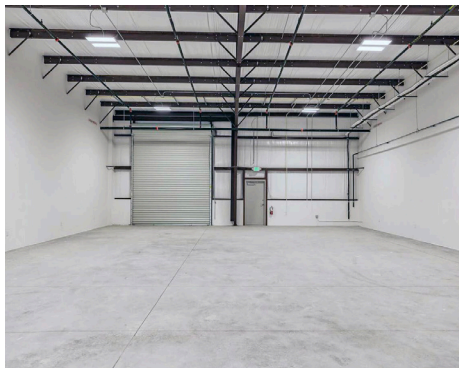
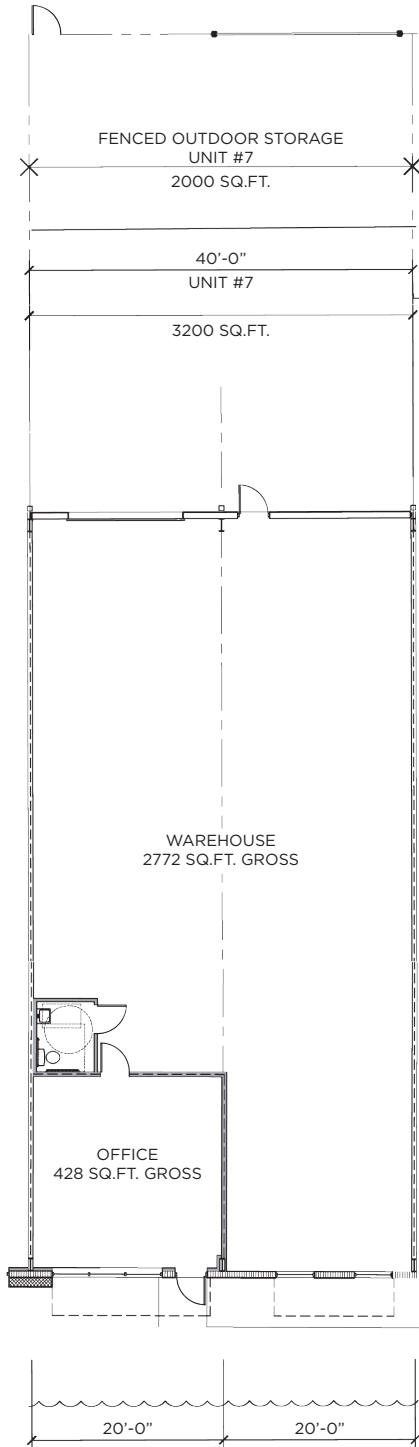
Signage: Illuminated tenant signage above each unit.

Fire Control: Fire sprinkler system for the entire building.

UNIT	OFFICE SF	WHSE SF	TOTAL SF
107	428	2,772	3,200

**CALL FOR
MORE DETAILS!
239-936-1320**

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Malt Realty
& DEVELOPMENT
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RENTALS | SALES | CONSTRUCTION



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