

# FLEX SPACE NEAR LEE BLVD.

551 OWEN AVENUE N., LEHIGH ACRES, FL 33971

**Boback  
Commercial  
Group**  
Commercial Sales & Leasing



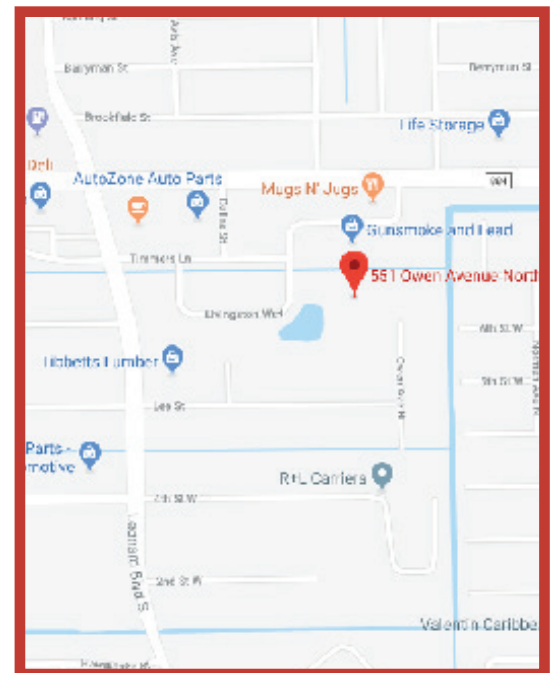
## FOR LEASE: \$16.00 + \$4.21NNN

### ABOUT THE PROPERTY

Flex Space located in a rapidly expanding residential and industrial area of Lehigh Acres near many retail development projects. The property is conveniently located to Fort Myers and Lehigh Acres, minutes to I-75, or SR-82 via Lee Boulevard to Colonial Boulevard.

### PROPERTY FEATURES

- Unit 15: 1,188 sf± @ \$2,000/month
- Building Size: 33,725 SF
- Utilities: Water & Sewer
- Zoning: IL - Light Industrial (Lee County)
- 3 10x12 O/H Doors
- Ample Parking
- Year Built: 2008
- Ceiling: Minimum 18' Clear Height
- Construction: Concrete Block
- 3-Phase Power Available, Sprinklered



**JIM BOBACK, CCIM**  
Broker

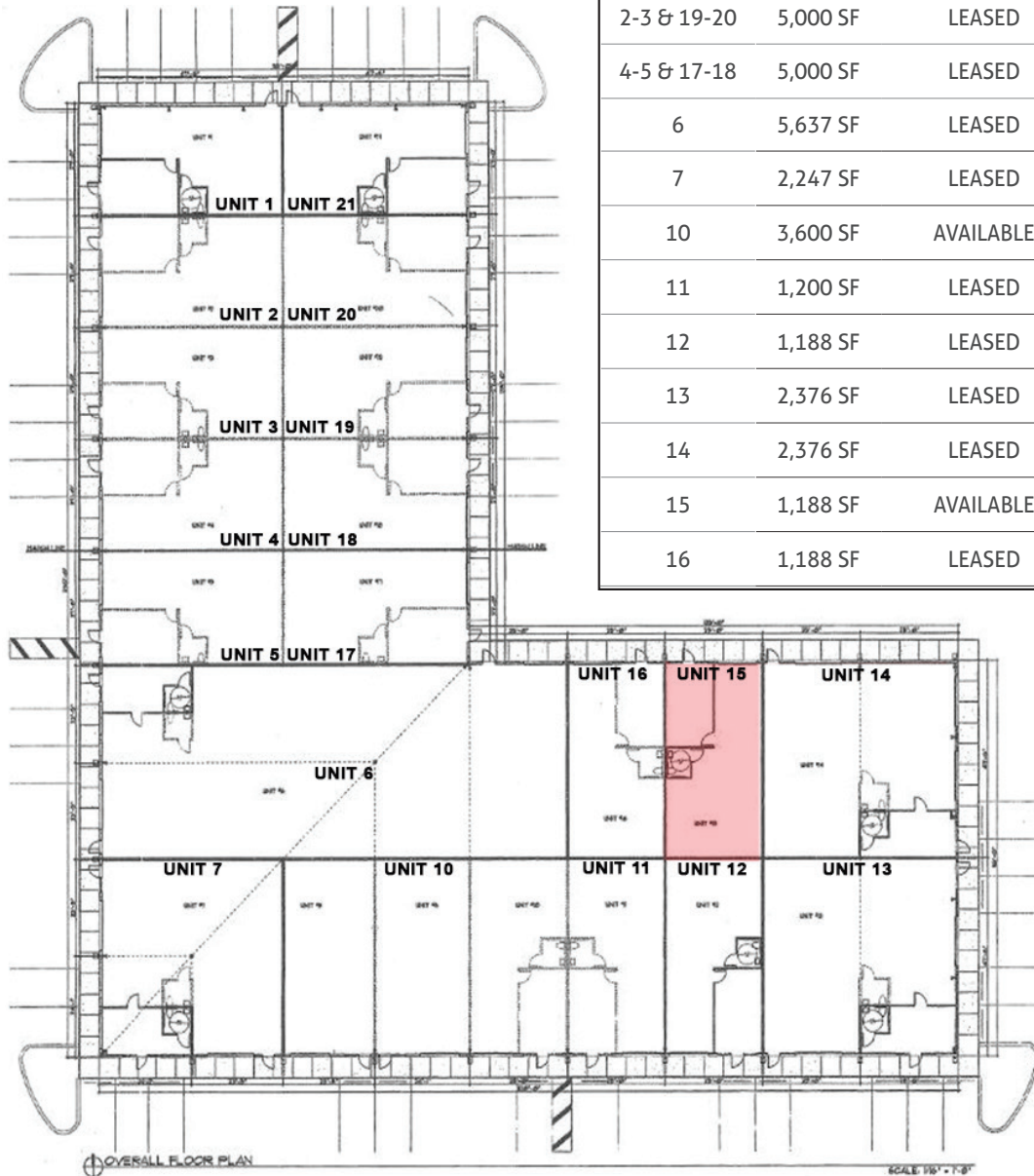
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## FLOOR PLAN



## AVAILABLE UNITS

UNIT #	SIZE	STATUS	DESCRIPTION
1	1,344 SF	LEASED	398 SF Office / 946 SF WH
2-3 & 19-20	5,000 SF	LEASED	5,000 SF
4-5 & 17-18	5,000 SF	LEASED	5,000 SF
6	5,637 SF	LEASED	257 SF Office / 5,380 SF WH
7	2,247 SF	LEASED	257 SF Office / 1,990 SF WH
10	3,600 SF	AVAILABLE	240 SF Office / 3,360 WH
11	1,200 SF	LEASED	240 SF Office / 960 SF WH
12	1,188 SF	LEASED	315 SF Office / 873 SF WH
13	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
14	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
15	1,188 SF	AVAILABLE	315 SF Office / 873 SF WH
16	1,188 SF	LEASED	315 SF Office / 873 SF WH

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