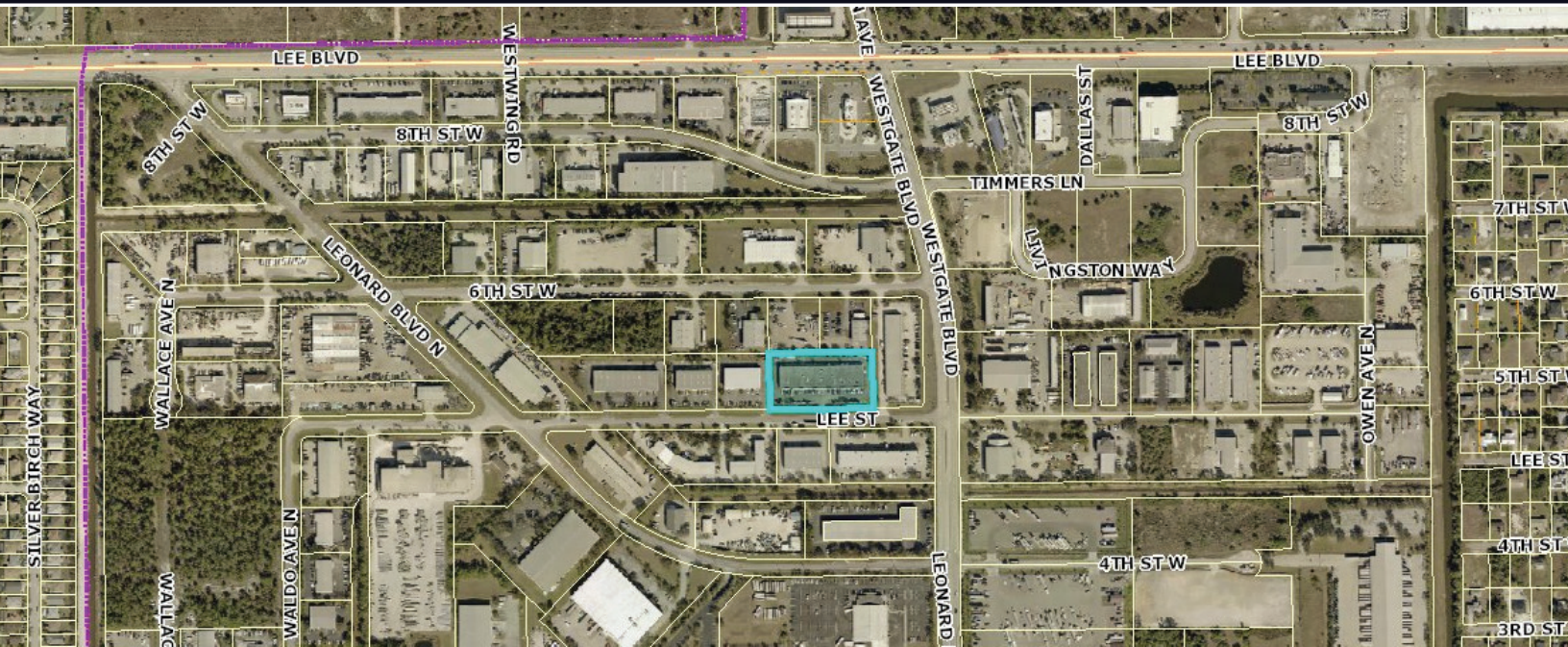


# INDUSTRIAL FLEX SPACE LEHIGH ACRES

5570 Lee Street Units 4-6, Lehigh Acres



**FOR LEASE: \$13.50 PSF + \$6.89 (EST) NNN**

## Property Description

6,500+/- sf unit of Industrial Flex Space within a 28,000-sf concrete/tilt wall building. The space is a combination of fully air-conditioned and non-conditioned areas for production and storage, one separate office, small lobby, kitchen/break room and two restrooms. There are three 12x 14 overhead doors. Power includes three separate 120v/208-amp, 3 phase panels. Ceiling clear height is 12.5 feet in air-conditioned space and 14 feet in non-conditioned space.

## PROPERTY FEATURES

- ▣ Units 4-6 | 6,500+/- sqft
- ▣ Lot Size: 1.98± Acres
- ▣ Year Built: 2008
- ▣ Zoning: Light Industrial (IL, Lee County)
- ▣ Utilities: water & sewer
- ▣ Parking: 50 spaces



**JIM BOBACK, CCIM**  
Broker

**239-565-2616**  
**JB@BobackCommercialGroup.com**  
**www.BobackCommercialGroup.com**



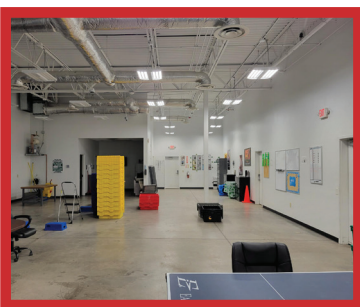
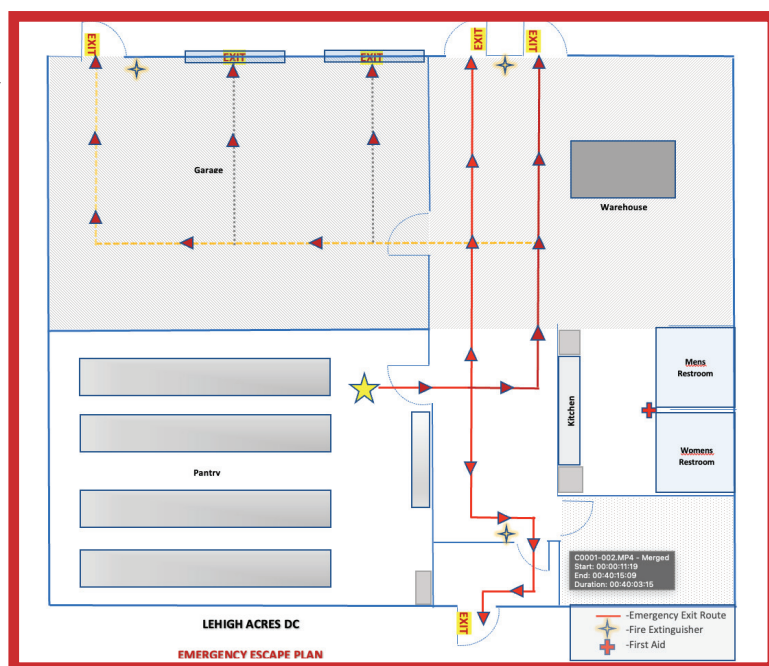
# INDUSTRIAL FLEX SPACE LEHIGH ACRES

5570 Lee Street Units 4-6, Lehigh Acres



## Area Description

Industrial 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. Booming area of new residential and commercial construction with continued in- migration. One of the country's fastest growing cities with a current population estimated at 150,000.



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