

FOR LEASE

2351 Crystal Drive
Fort Myers, FL 33907



3,200 SF OFFICE/SHOWROOM/WAREHOUSE \$4,800/MONTH

Property Information:

Lease Rate: \$18.00 PSF NNN

Unit Size: 3,200 SF

Zoning: IL (Light Industrial)

Other: 5 Year Term with 4% Annual Escalation Clause

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

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

Fire Control: Fire sprinkler system for the entire building.

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

Outdoor Storage: 2,000 SF fenced outdoor storage area, with 20' W x 6' H double swing gate, with 5" concrete slab.

Parking: Ample designated parking. Truck access around the entire building.

Signage: Illuminated tenant signage above each unit.

UNIT	OFFICE SF	WHSE SF	TOTAL SF	BASE RENT/MONTH	CAM/MONTH	TOTAL
AVAILABLE	428	2,772	3,200	\$4,800	\$1,301	\$6,101 + TAX


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Connor Malt, Broker Associate

D: 239-936-1320

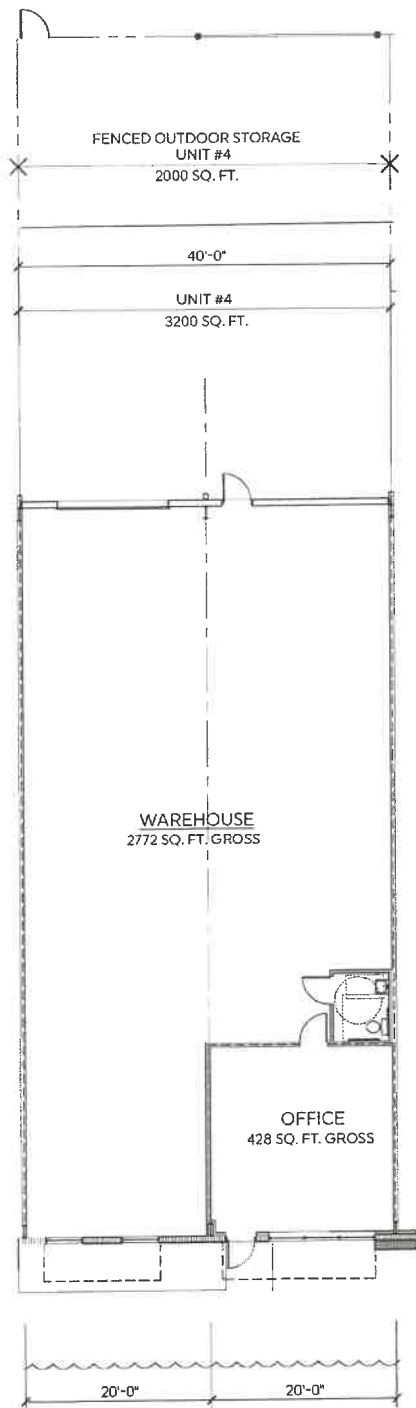
C: 239-560-6248

Email: cmalt@maltrealty.com

www.maltrealty.com   

Malt Realty & Development | 1614 Colonial Blvd., Suite 102 | Fort Myers, FL 33907

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