



**Investment
Properties
Corporation**

F O R L E A S E

WAREHOUSE EASTLINKS CONDOMINIUM

📍 Located just north of Daniels Parkway
12601 Corporate Lakes Drive | Units 5-12
Fort Myers, FL 33913



This former call-center located in East Links Business Park is a versatile property with potential for warehouse use. With easy access to I-75 and Southwest Florida International Airport, the property can be converted to 38,000 sq ft of dock high warehouse space with 21-foot ceilings and 16 garage doors, tilt concrete construction, three-phase power, ample parking, and a generator. Property can be demised into 2 units of roughly 19,000 SF each.

BASE RENT:	\$14.00 PSF + estimated CAM at \$5.11 PSF		
BUILDING SIZE:	38,000 +/- SF (can be demised from 19,000 +/- SF)		
YEAR BUILT:	2008	CONSTRUCTION:	Tilt concrete
CENTER HEIGHT:	21'	POWER:	3 Phase 480 V
GENERATOR:	Yes	ZONING:	PUD
GARAGE DOORS:	Dock high - 6 total		
PARKING:	131 front spaces with additional in rear		



126 MILES



EXIT 131 - 3.4 MILES



138 MILES

CONTACT 📞 (239) 777-2020

Christine McManus, CCIM, SIOR
christine@ipcnaples.com





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AERIAL
MAP



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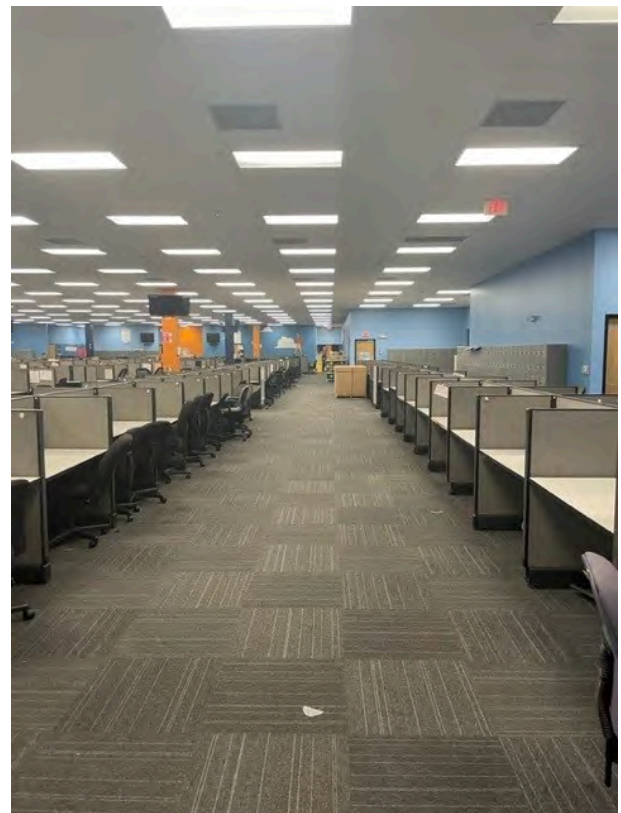


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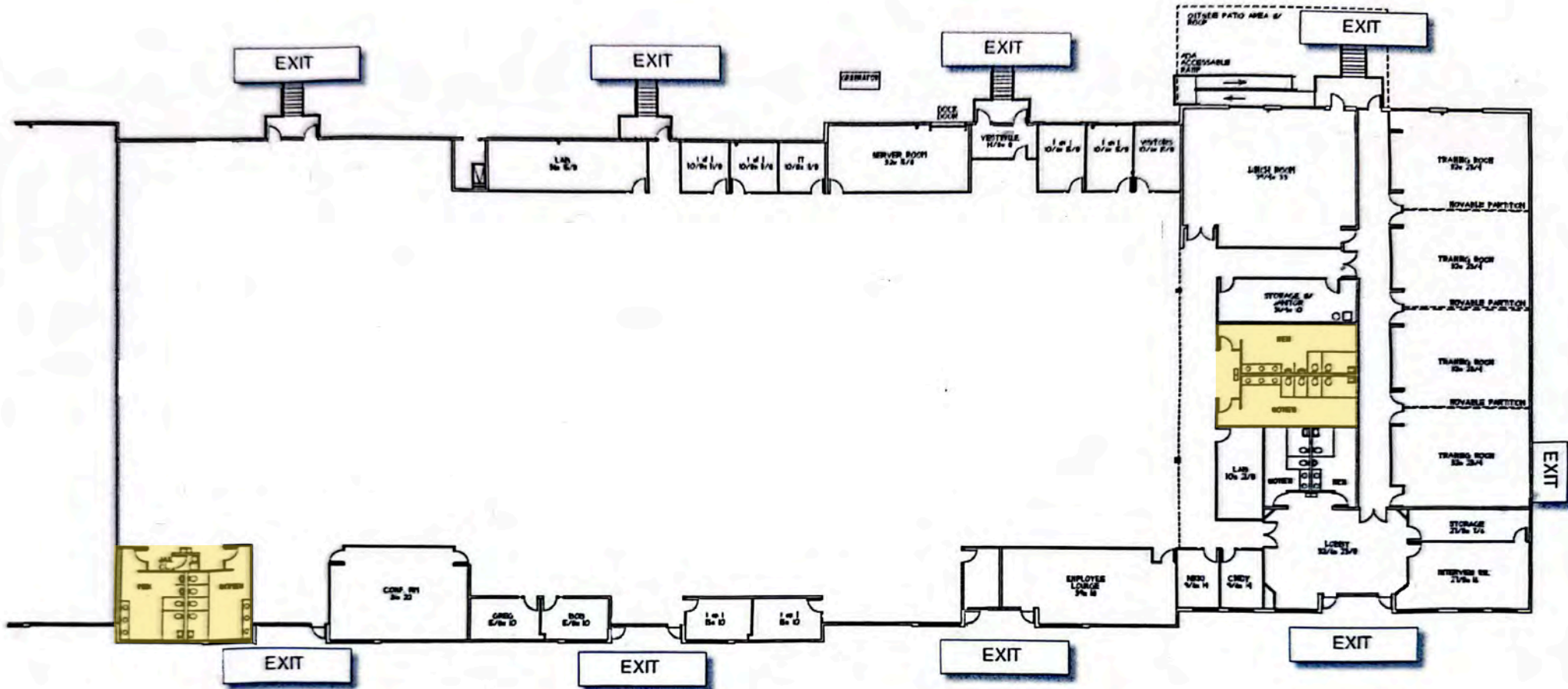


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- Potential floor plan
- Can be demised
- 4,750 SF increments

click here! ➔



**Google
Maps**