

# WESTGATE INDUSTRIAL PARK

5483 LEE STREET #9, LEHIGH ACRES, FL 33971

**Boback Commercial Group**  
Commercial Sales & Leasing



## FOR LEASE: \$3,000/MONTH

### ABOUT THE PROPERTY

This Flex Warehouse Condo is located just off Westgate Blvd. in the Westgate Industrial Park. Easy access to I-75 from Lee St. and Colonial Blvd. Unit consists of one office, a kitchen/break area, two restrooms (one in the warehouse) and a lobby or showroom area.

### PROPERTY FEATURES

- ❑ Unit 9: 2,000± SF
- ❑ 830± SF of Office & 1,170± SF of Warehouse space
- ❑ Zoning: IL - Light Industrial (Lee County)
- ❑ Utilities: Water and Sewer
- ❑ Year Built: 2004
- ❑ Ceiling Height: 16 feet
- ❑ Overhead Door: 12' x 14'
- ❑ Located in the heart of Lehigh Acres



**Many Possible Uses**

- ❑ Warehouse/Flex/Office Condo Unit

**JIM BOBACK, CCIM**  
Broker/Owner

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## AERIAL



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