

# FF&E FOR SALE + LEASE OPPORTUNITY

TURNKEY MOVING & STORAGE FACILITY - SOUTHWEST FLORIDA

5607 8<sup>TH</sup> STREET W, LEHIGH ACRES, FLORIDA 33971



**FF&E ASKING PRICE: \$99,000**

## INCLUDED EQUIPMENT (FF&E Package)

2001 International 4700 – 26' Moving Body  
Approx. 193,000 Miles – Good Condition

2007 International Day Cab  
Odometer: 39,900 Miles

2019 Hino 26' Truck  
Mileage: 81,721 Miles

Yale Three-Mast Forklift

Three (3) 34' Kentucky Vault Trailers

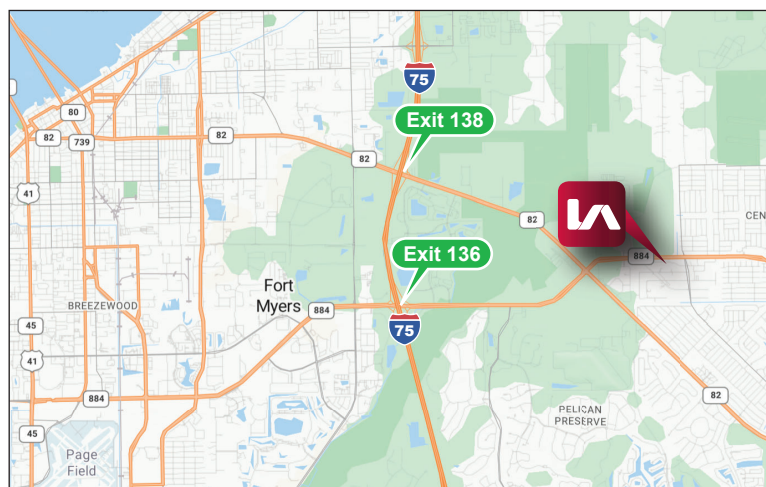
Miscellaneous Moving Equipment  
Dollies, Piano Boards, Pads, & Additional Tools

Office Equipment  
Minolta Bizhub 368 Copier  
Five (5) Quality Office Desks

Warehouse Inventory  
Approx. 500+ Moving Vaults  
*(can be included in sale price or added into lease structure)*

## OPPORTUNITY OVERVIEW

A unique opportunity to expand your business into sunny Southwest Florida. Nearly everything is already in place to take over a fully functional **moving and storage operation**. Purchase the FF&E and lease a building that is already configured for this industry.



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YOUR LOCAL MARKET EXPERT

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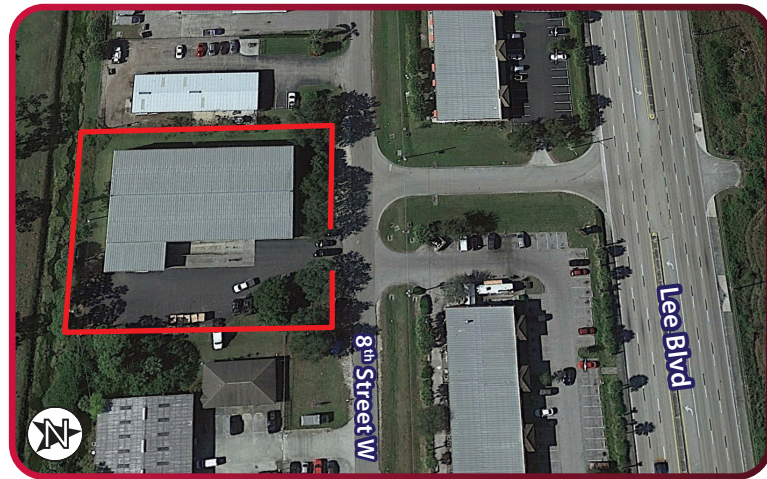
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- **PROPERTY:** 16,522 SF Warehouse  
2,275 SF Office  
2,275 SF Mezzanine  
**18,797 SF TOTAL**
- **LEASE RATE:** \$12.50 / SF NNN
- **CAM:** \$2.50 / SF

## LEASE DETAILS

- Opportunity for FF&E Buyer to Lease the Building
- Total Building Size: 18,797 SF
- Facility is **Fully Set Up for Moving & Storage Operations**
- Includes a **72-foot Truck Scale**
- Located in a Prime Southwest Florida Commercial Corridor with Strong Demand and Excellent Growth
- Ideal for Regional Movers, Logistics Companies, Storage Operators, and Businesses Scaling into the Florida Market



## PROPERTY HIGHLIGHTS

- Turnkey Operation with Trucks, Equipment, Office Furnishings, and Vaults Already in Place
- Hard-to-Find Building Layout Specifically Designed for Moving and Storage
- Perfect for Relocation, Expansion, or New Market Entry
- Immediate Operational Capability with Minimal Setup Required

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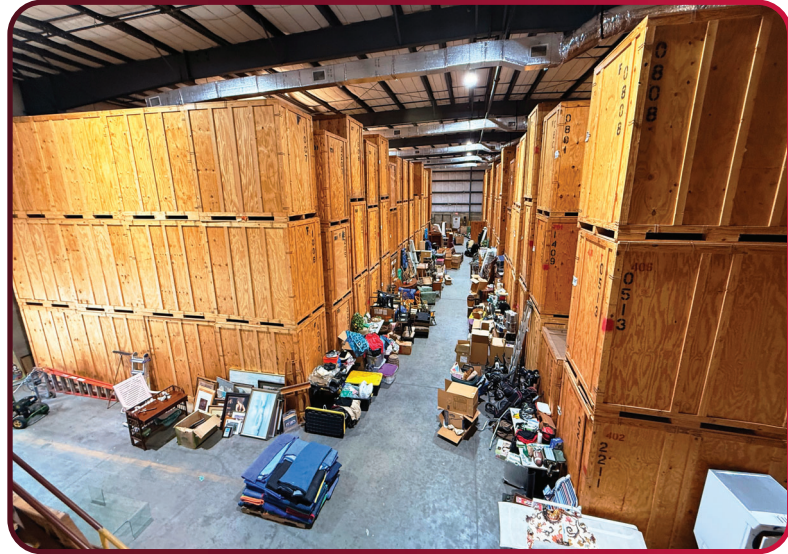
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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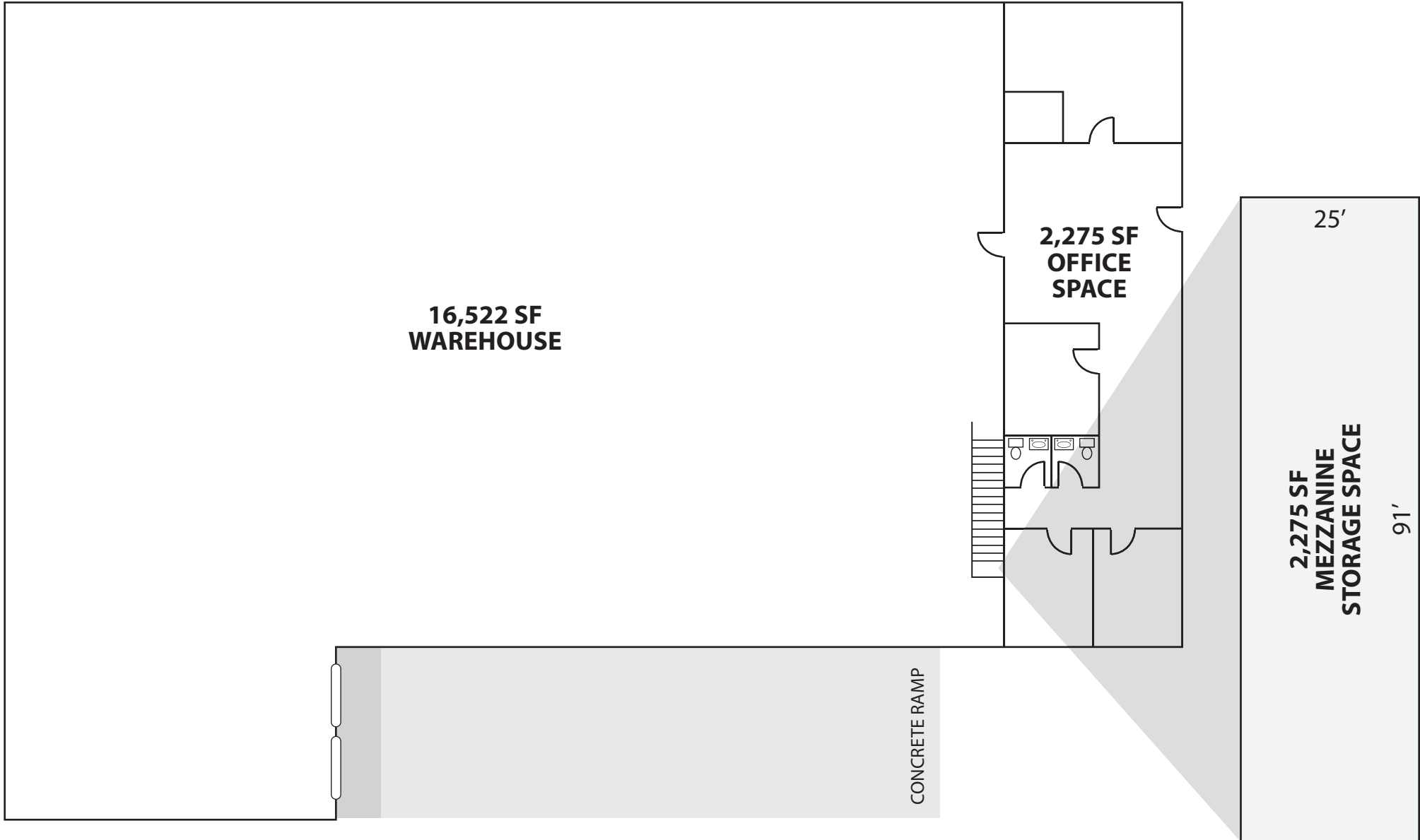
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