



**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 + tax

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



CITY OF FORT LAUDERDALE
126 MILES



EXIT 131 - 3.4 MILES



138 MILES

CONTACT 📞 (239) 777-2020



Christine McManus, CCIM, SIOR
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**AERIAL
MAP**



**SUBJECT
PROPERTY**



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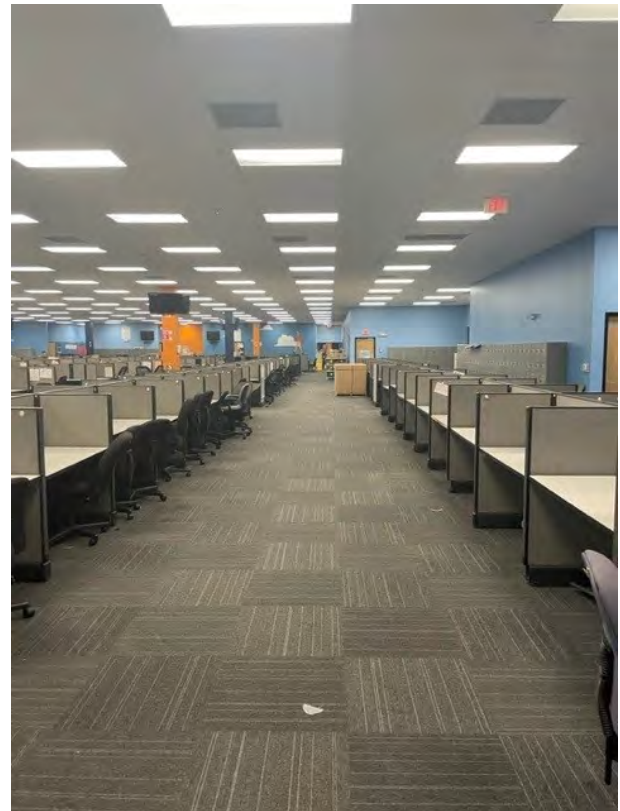


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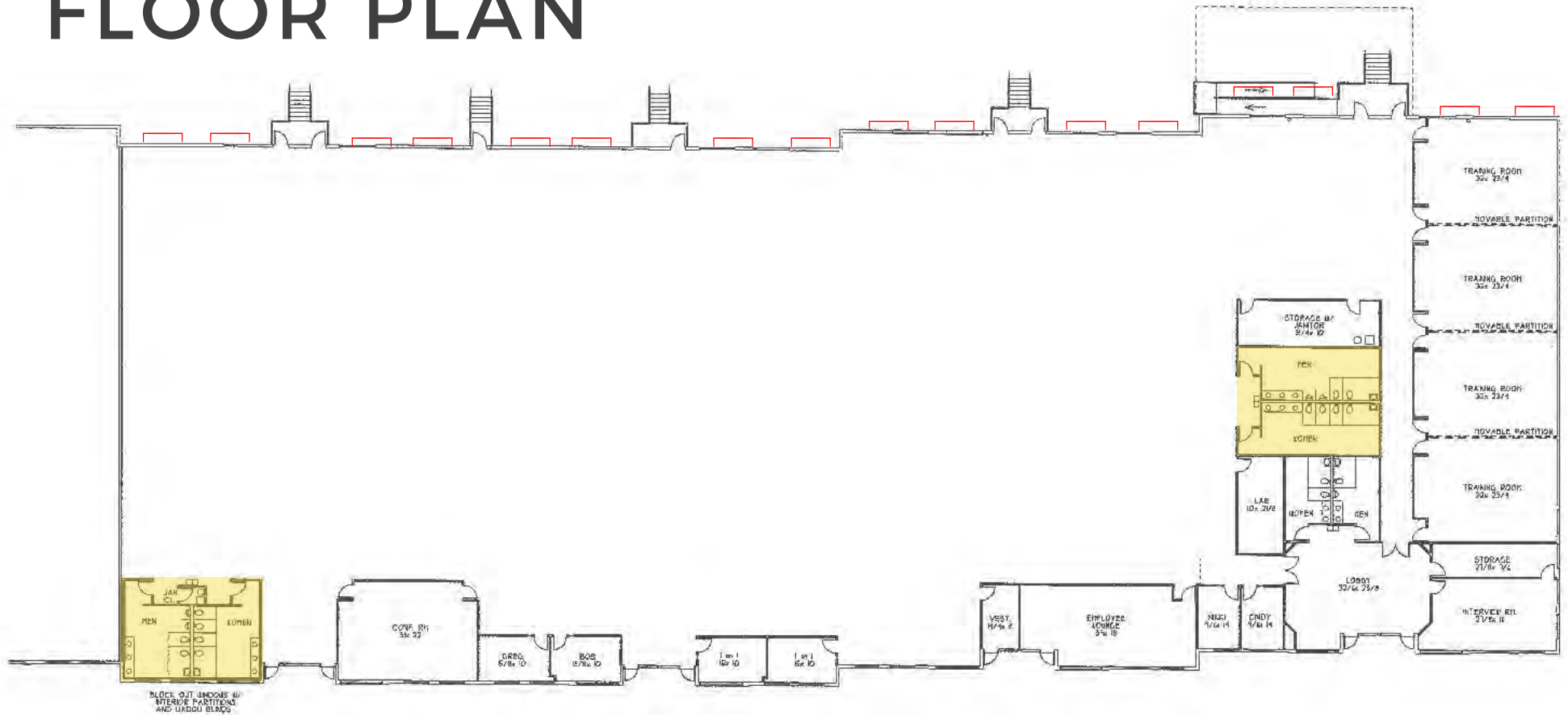
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FLOOR PLAN



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

click here! →

