

7,200± SF Office/Warehouse Billy Creek Commerce Ctr. FOR LEASE



LOCATION: 5660 Zip Dr., Fort Myers, FL 33905

ZONING: IL - Light Industrial

UTILITIES: Water & Sewer

SIZE: 7,200± Sq. Ft. Building on 43,031± Sq. Ft. Lot

RATE:

SIZE	BASE RATE	OPEX	SALES TAX	MONTHLY TOTAL
7,200± SF	\$8,700/mo (\$14.50 PSF)	\$1,800/mo (\$3.00 PSF)	N/A	\$10,500/mo
4% Annual Increases / 3-5 Year Minimum Lease				

COMMENTS: AVAILABLE JANUARY 1, 2026. 7,200± SF building with 6,092± SF warehouse and 1,108± SF air-conditioned office. Two restrooms, two (2) 12' x 14' overhead doors and truckwell. Paved, fenced yard. Ideally suited for distribution to service the tri-county area. Easy access to I-75 / Exit 139.

\$10,500 per month (plus all applicable taxes)

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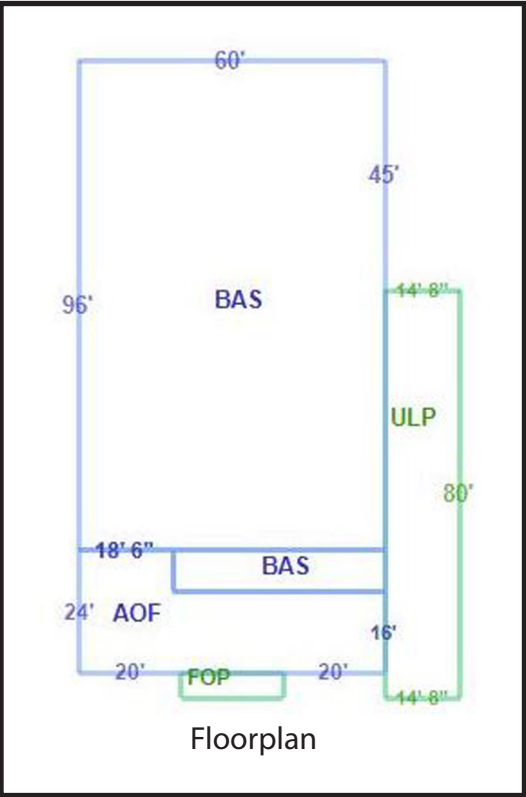
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