

**FOR LEASE**  
**10,010± SF Office/Warehouse**  
**Fort Myers, FL**

**Under Construction / Estimated Completion 4th QTR 2024**



**LOCATION:** 7917 Drew Circle, Ft. Myers, FL 33967

**SIZE:** 10,010± SF Building on 0.95± acres

**ZONING:** IPD - Industrial Planned Development

**UTILITIES:** County Water & Sewer

**ELECTRIC:** Three phase 600 amp service

<b>RATE:</b>	<b>SIZE</b>	<b>BASE RATE</b>	<b>OPEX</b>	<b>SALES TAX</b>	<b>MONTHLY TOTAL</b>
	10,010± SF	\$13,346.67/MO (\$16 PSF)	\$2,919.58/MO (\$3.50 PSF)	\$406.66/ MO	\$16,672.91/MO
4% Annual Increases / 5 Year Minimum Lease					

**COMMENTS:** New Construction in Alico Commercial Park off Alico Rd. on Drew Circle. Includes 1,103 SF office, 2 restrooms, 18' eaves, and four (4) 14'x14' overhead doors. Close to I-75 and SWFL International Airport. Support services currently in Alico Area. Great access to arterials trafficways.

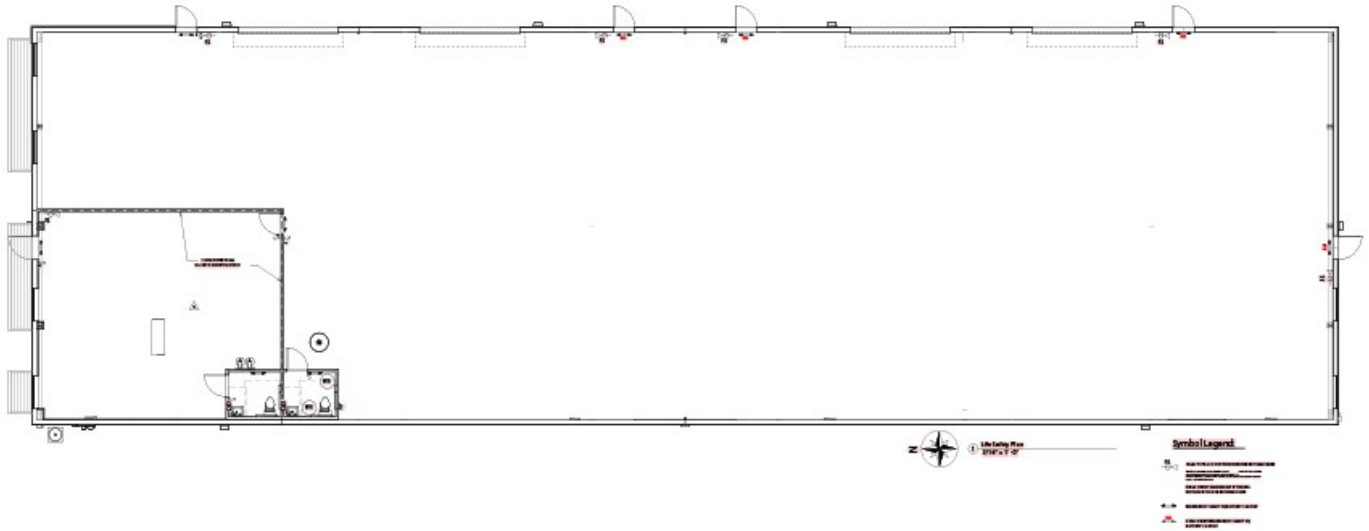
\*\*\*Monthly Rent \$16,672.91 (includes OPEX and Sales tax)\*\*\*

**CONTACT:** TODD HOLMAN  
**PHONE:** (239) 425-6014  
**E-MAIL:** tholman@wa-cr.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

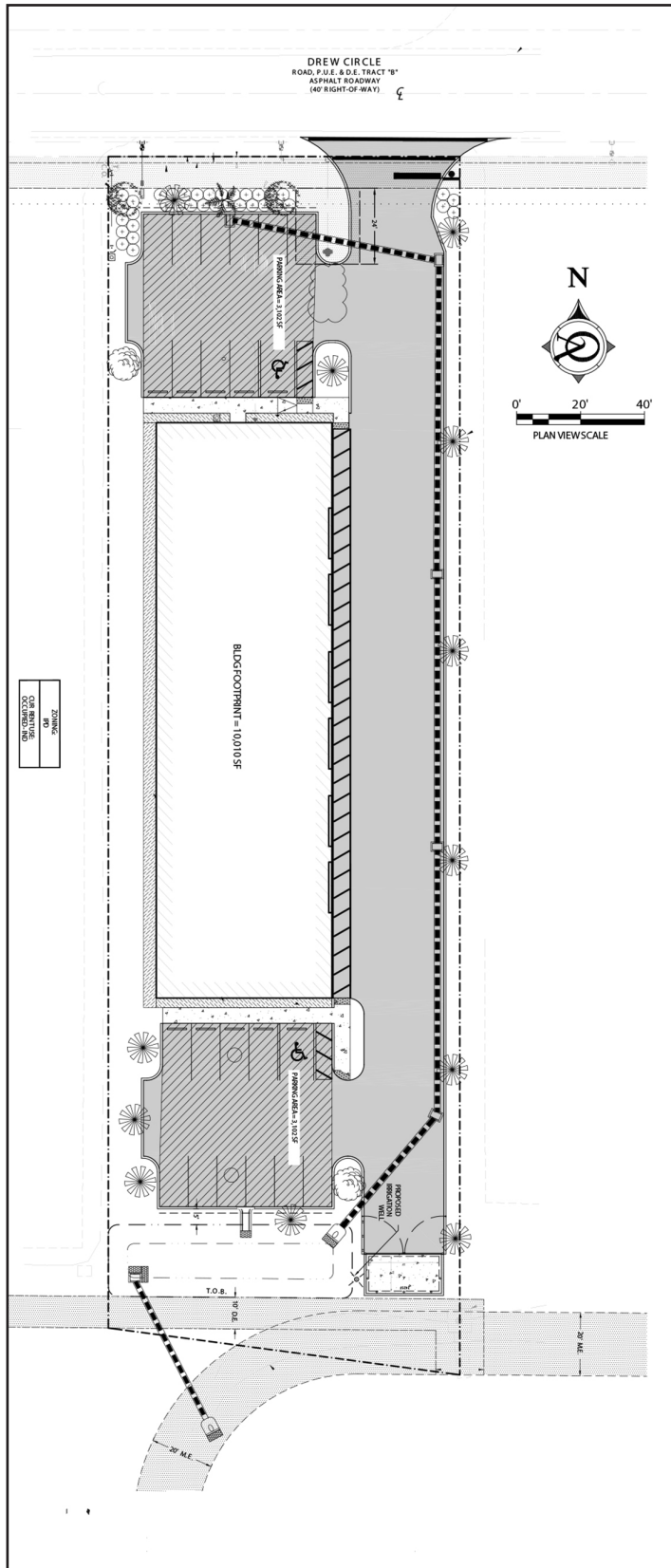
# 7917 Drew Cir., Fort Myers 33967

## Floorplan



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

# 7917 Drew Cir., Fort Myers 33967



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

# 7917 Drew Cir., Fort Myers 33967



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.