

FOR LEASE

2351 Crystal Drive
Fort Myers, FL 33907



**SPECIAL
MOVE-IN
INCENTIVE!**

OPPORTUNITY TO LEASE A SPACE IN THE HIGHLY DESIRABLE NEW CRYSTAL DRIVE PARK. **EXCEPTIONAL VISIBILITY, LOCATION AND AMPLE PARKING IN THIS EIGHT UNIT BUILDING MAKES A PERFECT FIT FOR USERS DESIRING AN OFFICE WAREHOUSE LOCATION.**
3,200 SF OFFICE/SHOWROOM/WAREHOUSE + 2,000 SF SECURED STORAGE

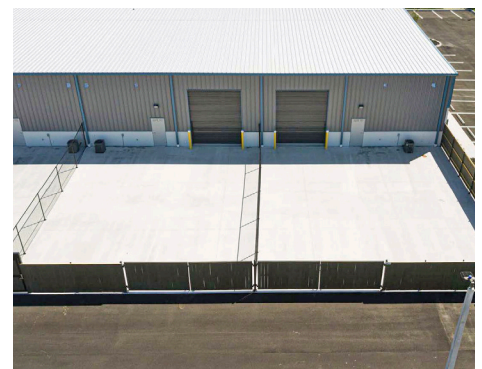
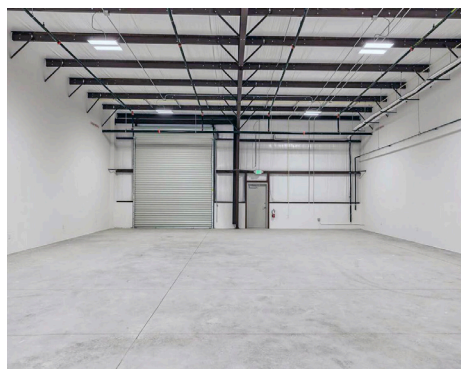
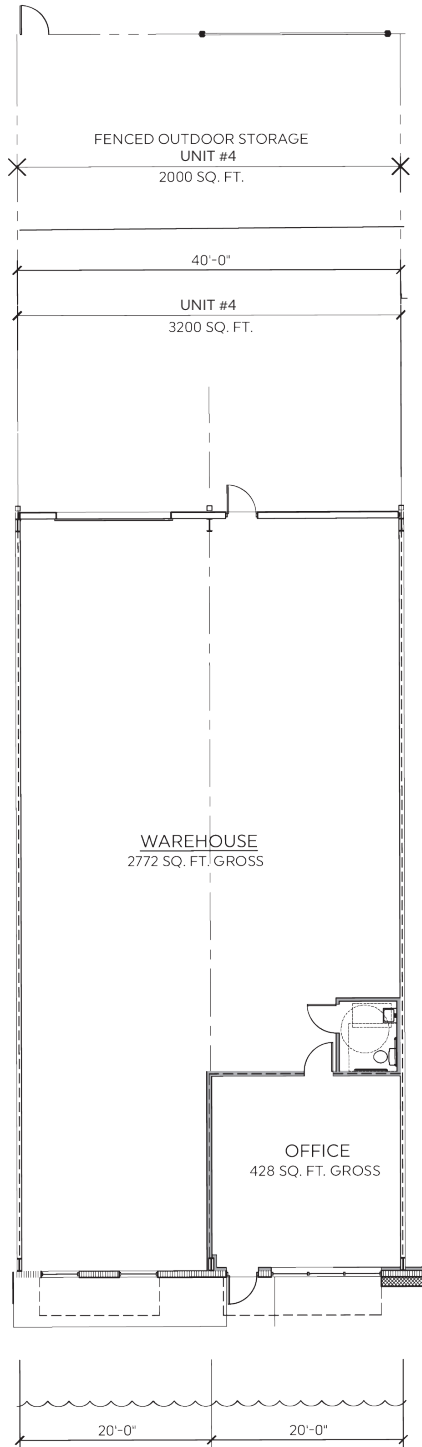
Property Information:

Lease Rate: \$18.00 PSF NNN • **Unit Size:** 3,200 SF
Zoning: (IL) Light Industrial including Professional Office & Medical
Term: Negotiable
Parking: 10 Designated parking stalls with additional available if needed.
Outdoor Storage: 2,000 SF fenced outdoor storage area, with 20' W x 6' H double swing gate, with 5" concrete slab
Electric: 3 phase, 200 AMP, 120/208 V electric service.

Overhead Doors: Each unit benefits from a 12x14 commercial roll-up overhead door.
Structural: Metal and masonry structure with high end architectural features designed for max wind speeds of 160 MPH insulated metal roof and attractive store front with clear heights up to 17 feet in the warehouse.
Signage: Illuminated tenant signage above each unit.
Fire Control: Fire sprinkler system for the entire building.

UNIT	OFFICE SF	WHSE SF	TOTAL SF	BASE RENT/MONTH	CAM/MONTH	TOTAL
AVAILABLE	428	2,772	3,200	\$18.00	\$5.33	\$23.33 + TAX

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Malt Realty

& DEVELOPMENT

RESIDENTIAL MANAGEMENT

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