

# SUBLEASE WESTGATE INDUSTRIAL PARK

CORPORATE OFFICE WITH WAREHOUSE | ALL OR PART FROM 5,000 SF

5490 LEE STREET, LEHIGH ACRES, FL 33971



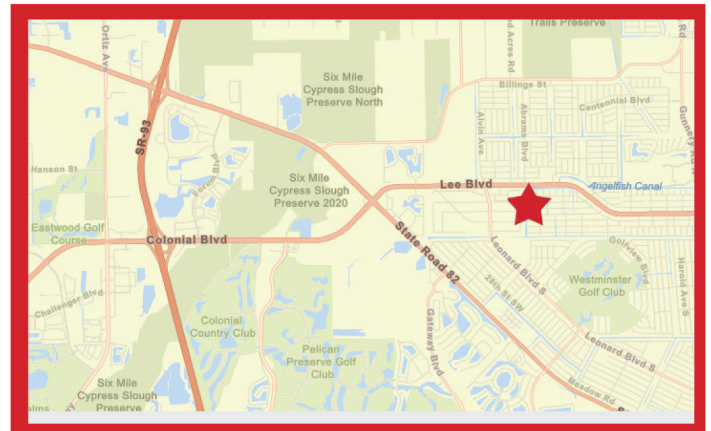
## FOR LEASE: \$15/SQFT GROSS + SALES TAX

### ABOUT THE PROPERTY

Located just off Westgate Boulevard in the Westgate Industrial Park. Easy access to I-75 from Lee Boulevard and Colonial Boulevard. Two-story building with elevator and custom finishes. Three overhead doors (12 Ft. x 14 Ft., 16 Ft. x 14 Ft., 16 Ft. x 16 Ft.) and fenced yard. Ideal for corporate headquarters. Can be used with existing co-tenant for 3500 sf office and 2000 sf +/- warehouse. Either first or second floor.

### PROPERTY FEATURES

- ▣ All - Building Size: 10,900± SF
  - > Office: 7,000± SF
  - > Warehouse: 3,900± SF
  - > Mezzanine: 416± SF
- ▣ Part - 1st or 2nd floor 5,000± SF
- ▣ Land Size: 1± Acre
- ▣ Utilities: Water and Sewer
- ▣ Zoning: IL - Light Industrial (Lee County)
- ▣ Year Built: 2004
- ▣ Strap #30-44-26-00-00001.0300



**JIM BOBACK, CCIM**  
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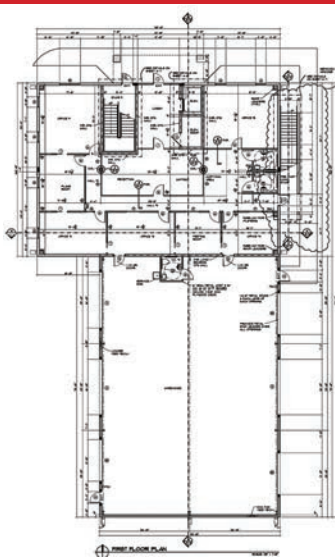
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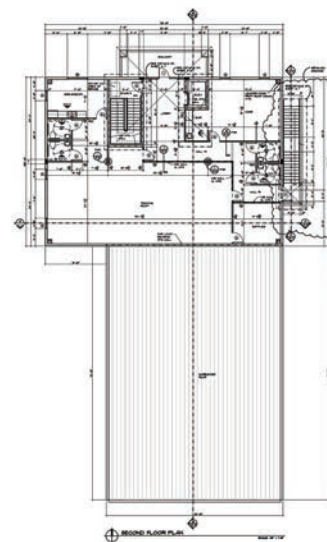
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## FIRST FLOOR



## SECOND FLOOR



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