

FOR SALE – Commercial Warehouse 5605 2nd Str. W., Lehigh Acres, FL 33971

Sale Price: \$1,600,000

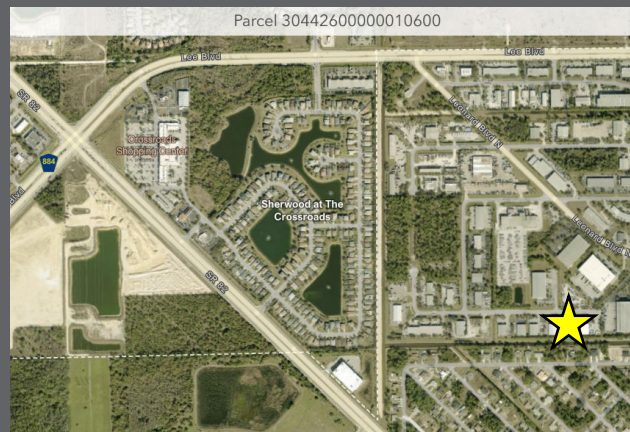
Building Size: 7,800± SF (\$205 PSF)
Industrial – 4,900± SF | Office – 2,900± SF

Parcel Size: 0.73± acres | Fenced

Strap #: 30-44-26-00-00001.0600

Year Built: 2005

Property Location: Between Lee Blvd. and State Rd. 82 in the Westgate Industrial Park.



BUILDING IS CURRENTLY OCCUPIED | AVAILABLE MARCH 1, 2026

ZONING:	IL – Light Industrial
FIRE DISTRICT:	Lehigh Acres
MUNICIPALITY:	Unincorporated Lee County
SOLID WASTE DISTRICTS:	Area 4 (FGUA)
PARKING:	22 spaces
PROPERTY DESCRIPTION:	18' Ceiling Height, (3) 14' Rollup Doors. The office is well maintained with 2 large conference rooms.

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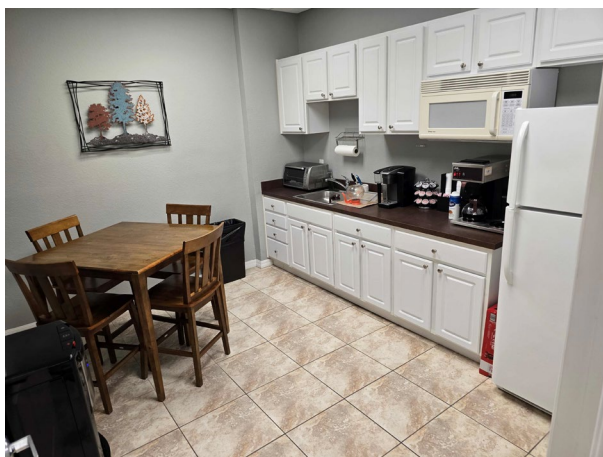


Demographics & Photos

DEMOGRAPHICS

5605 2nd Str W., Lehigh Acres, FL 33971

	2 Miles	5 Miles	10 Miles
Total Population	20,903	102,422	344,240
Median Age	37	39	41
Total Households	7,087	37,758	134,965



RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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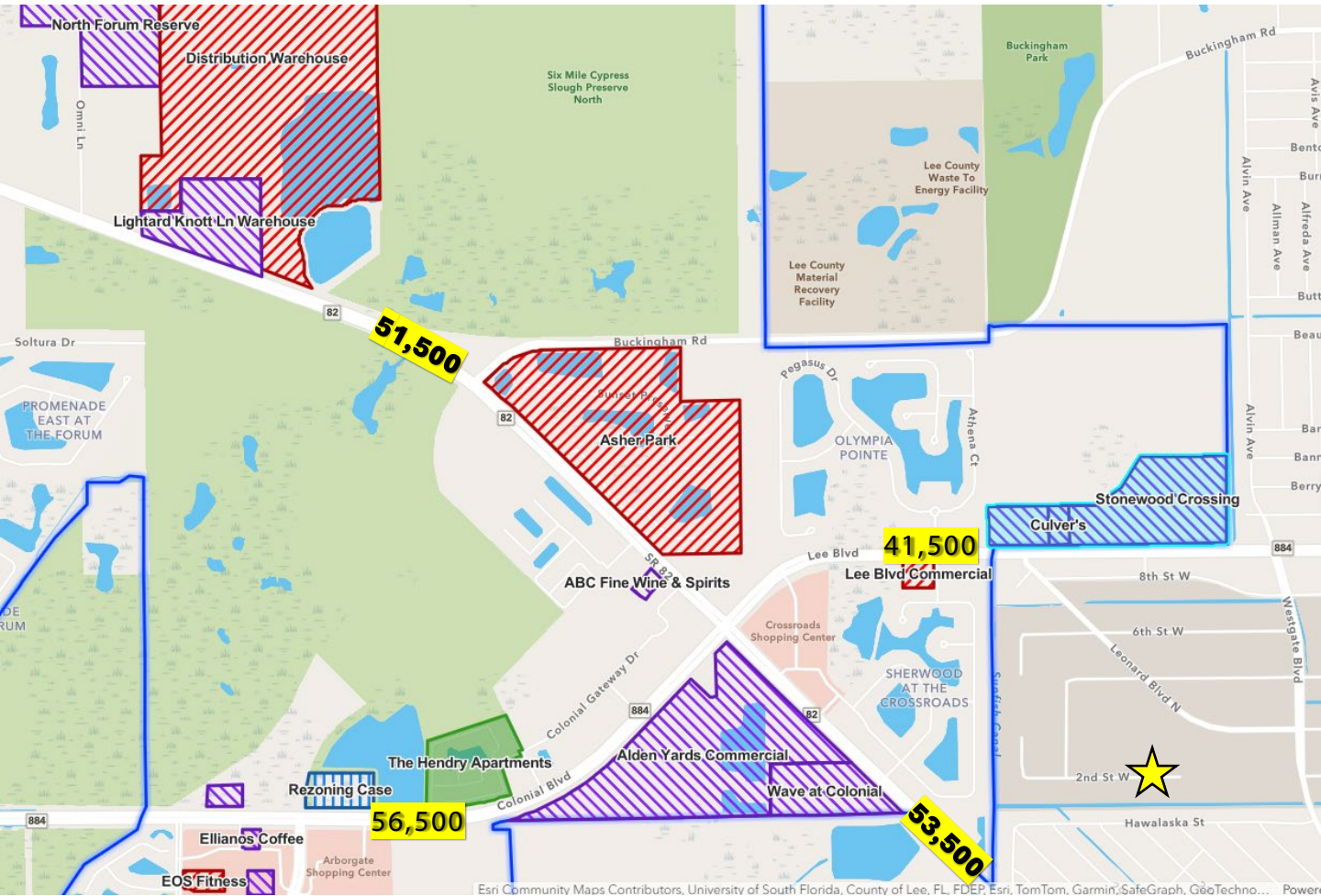
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Development Activity



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