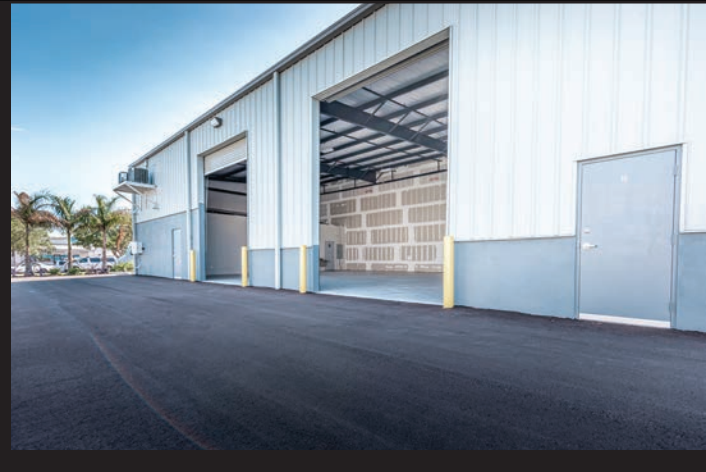


BRAND NEW FLEX SPACE

6201 TOPAZ COURT
FORT MYERS, FL 33966

IMMEDIATE OCCUPANCY!



FOR LEASE: \$12.00 PSF + CAM (EST. \$2.00 PSF)

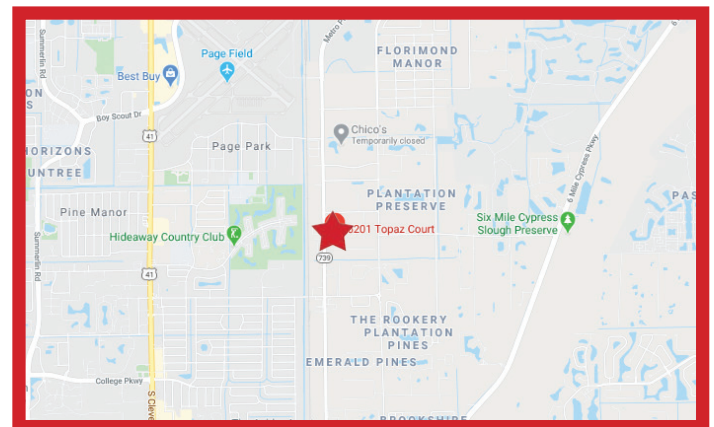
ABOUT THE PROPERTY

Brand new in 2020. Two available units each have 500 SF of office/showroom space with kitchenette, 2 restrooms (office & warehouse), 3,300 SF of sprinklered warehouse, 2-12x16 warehouse doors, insulated ceilings with 18 ft. clear height, 3-phase power, and impact glass.

Well located in the Metro corridor near Daniels Road on Topaz Court. Easy access to I-75 and US 41 and points south via Michael Rippe Parkway.

PROPERTY FEATURES

- Unit 1: 3,800± SF (Office: 500± SF / WH: 3,300± SF)
- Unit 2: 3,800± SF (Office: 500± SF / WH: 3,300± SF)
- Lot Size: 1.25± Acres
- Ceiling Height: 18' clear
- O/H Doors: Two 12' x 16' per unit
- Zoning: IL - Light Industrial (Lee County)
- Year Built: 2020
- Property ID: 07-45-25-07-00000.0020



JIM BOBACK, CCIM
Broker/Owner

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JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

BRAND NEW FLEX SPACE

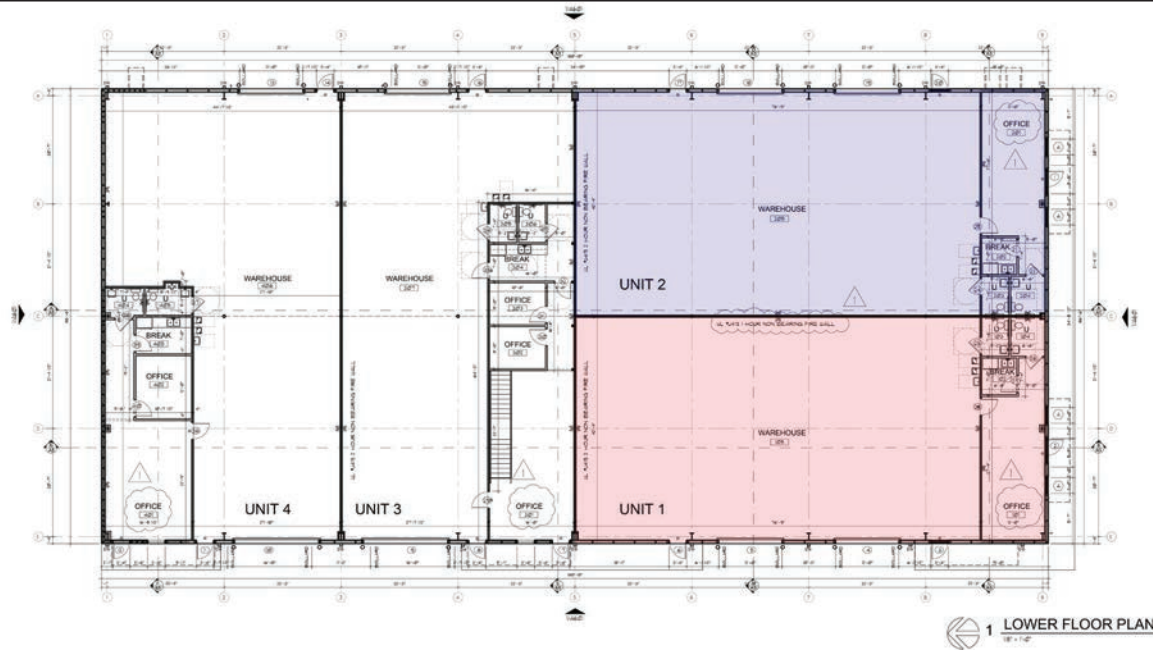
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Sales • Leasing • Property Management

FLOOR PLAN

Units 1 & 2 are available separately or can be combined for a total of 7,600± SF



2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,423	38,381	86,791
# Households	1,315	15,947	37,553
Median HH Income	\$50,614	\$63,151	\$65,424
Median Age	38.5	48.4	52.2

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