

Westgate Industrial Park New Office/Warehouse Units



- Location:** 5570 Lee Street, Lehigh Acres, FL 33971
Strap #: 32-44-25-P4-00100.0010
Zoning: IL - Light Industrial
Utilities: Water & Sewer
Building Size: 26,388 SF
Overhead Doors: 12 Ft. x 14 Ft.
- Unit Size:**
- | | |
|-----------------|---|
| Unit 1 | Leased |
| Unit 2 | Leased |
| Unit 3 Finished | 2,167 SF with 434 SF Office/1,733 SF Warehouse - \$1,000/mo + Tax |
| Unit 4 | 13,008 SF unfinished shell space |
| Unit 10, 11,12 | 6,500 SF Finished office/warehouse |

Sale Price: \$1,188,000 (\$45/sf)

Comments: New flex space in busy Westgate Industrial Park. Located just down from the corner of Westgate Boulevard on Lee Street. Easy access to Lee Boulevard and Gunnery Road from Westgate Boulevard. Convenient access to I-75 allows for businesses to service Lehigh Acres, most parts of Lee County and South Charlotte County easily.

Short Sale Price: \$1,188,000 (\$45/sf)

Information contained herein was obtained from sources believed reliable, however, Boback Commercial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

**Jim Boback, CCIM
Broker**

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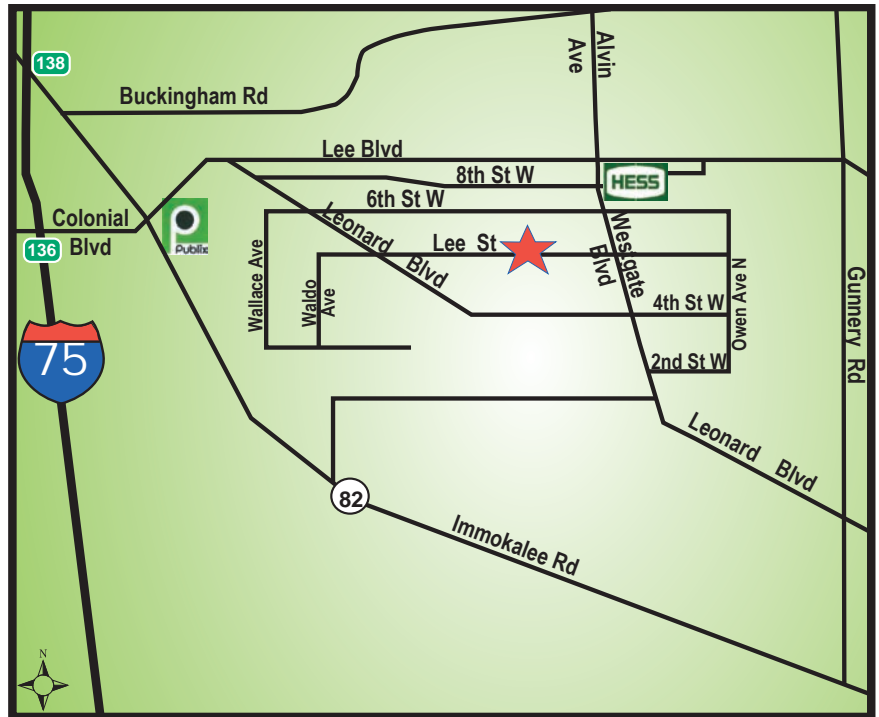
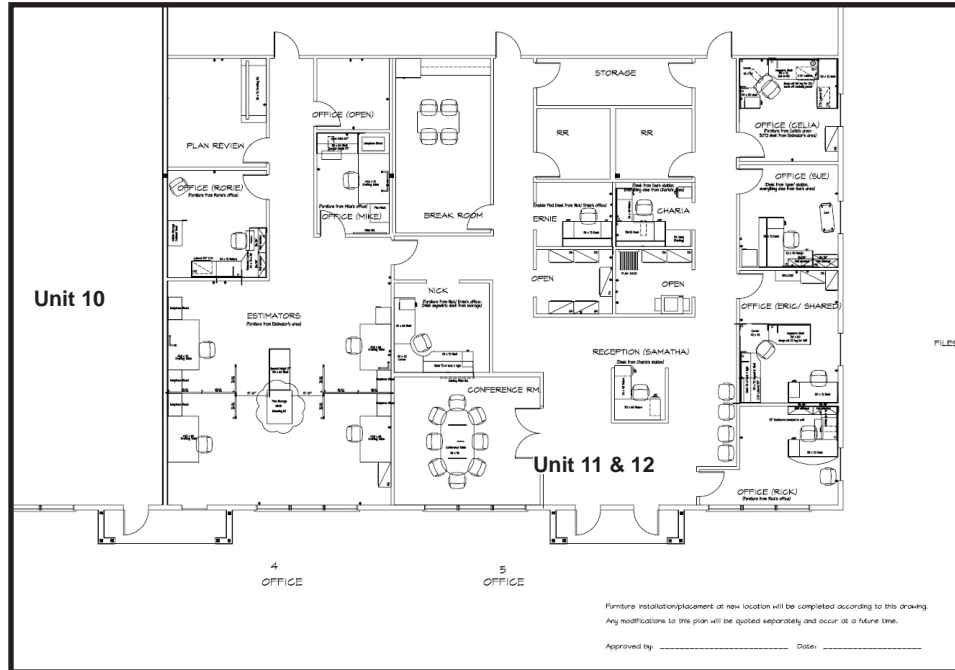
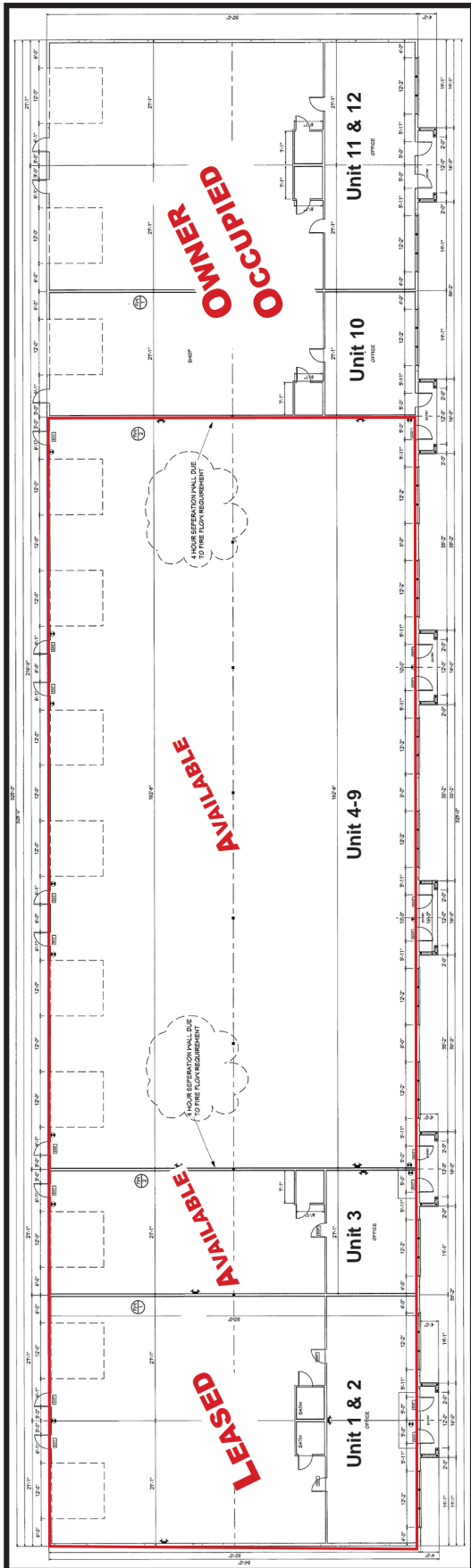
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Westgate Industrial Park Short Sale



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