

WESTGATE INDUSTRIAL PARK LIGHT INDUSTRIAL FLEX SPACE

5565 LEE STREET, LEHIGH ACRES, FL 33971



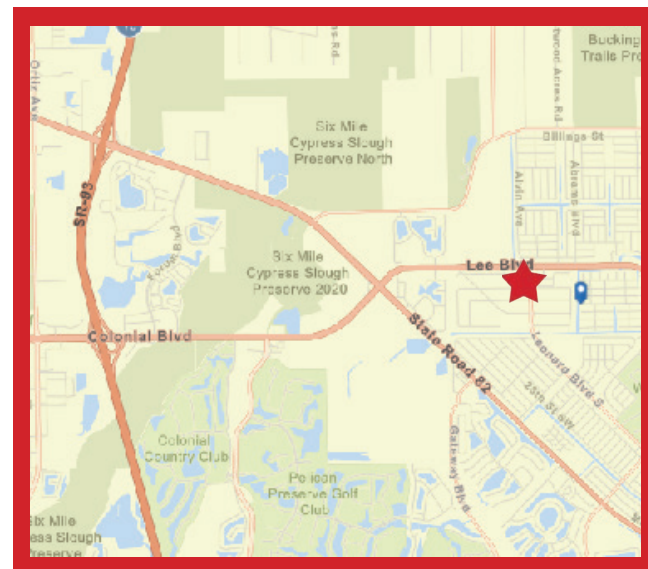
FOR LEASE: \$10.00 PSF GROSS PLUS SALES TAX

ABOUT THE PROPERTY

Light industrial flex space with tilt wall construction and 18-foot clear height. Abundant parking for an industrial-type space. Located in the Westgate Industrial Park at Lehigh Acres west end. Close to Fort Myers with short, easy access to I-75, Daniels Rd. and SR 82/MLK Blvd. This property is ideally situated for travel in all directions.

PROPERTY FEATURES

- UNIT 8: 1,800± SF
 - > Office/Showroom: 450± SF | Warehouse: 1,350± SF
 - > One Restroom
 - > Overhead Door: One @ 12'W x 14'H
- Building Size (RBA): 18,600± SF
- Ceiling Height: 18 feet
- Utilities: Water and Sewer
- Zoning: IL - Light Industrial (Lee County)
- Year Built: 2006
- Strap #30-44-26-00-00001.0300



JIM BOBACK, CCIM

Broker/Owner

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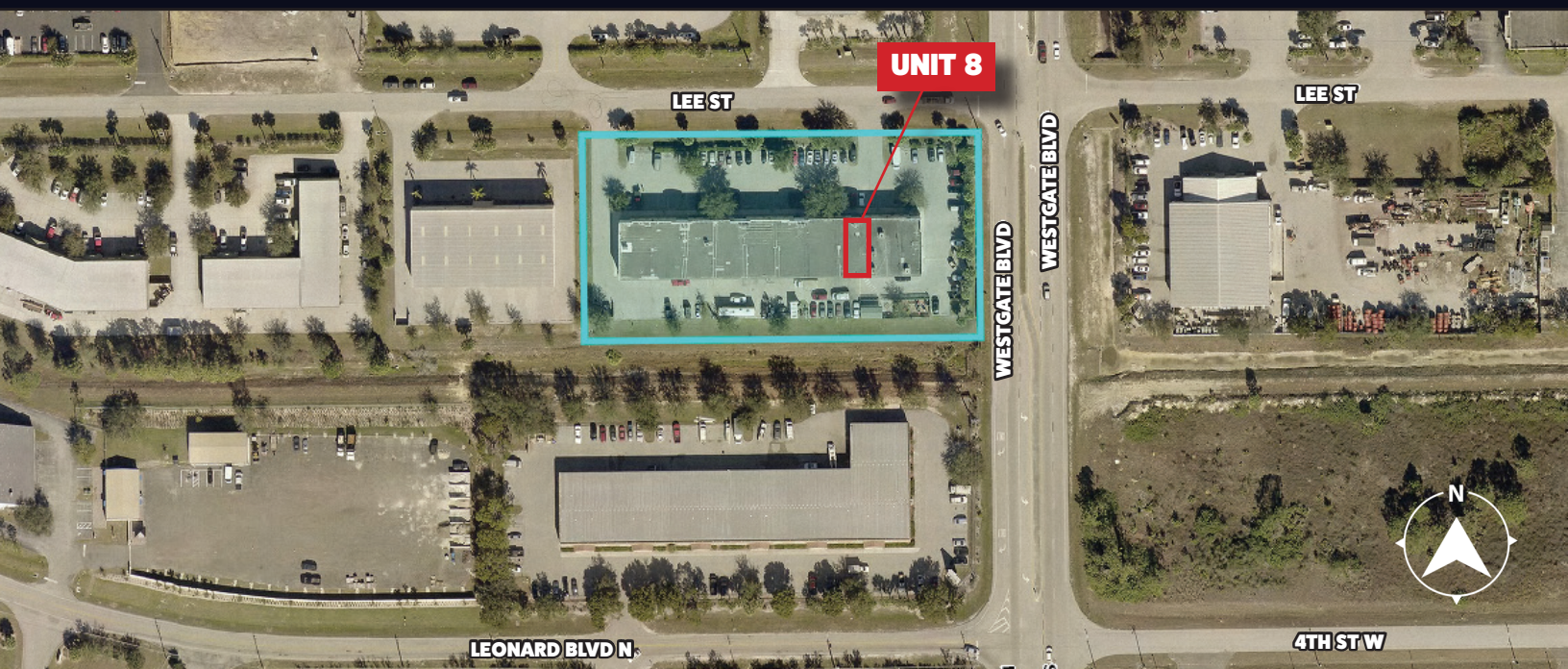
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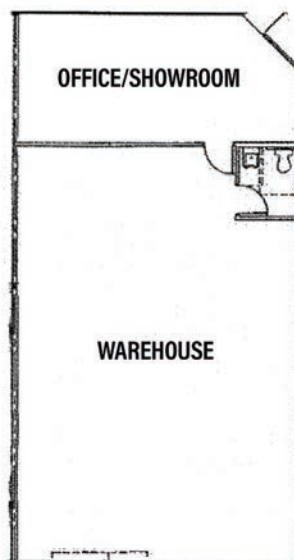
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UNIT 8



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,838	42,254	86,857
# Households	2,116	14,492	30,349
Median HH Income	\$51,925	\$59,821	\$59,537
Median Age	30.6	33.5	36.4

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