

WESTGATE INDUSTRIAL PARK

511 LEONARD BLVD. N., LEHIGH ACRES, FL 33971

Boback Commercial Group
Sales • Leasing • Property Management



FOR SALE: 1,200,000 @ \$35 PSF

ABOUT THE PROPERTY

36,000 square foot, Class C, metal building with 3-phase power on 3.45 fenced acres of improved land. Multiple overhead pass-thru doors and 1 dock-high door with truck well. Building has some deferred maintenance issues but all are manageable. Currently occupied by owner's business. Additional \$56,000 annual income from truck parking and related uses currently generated from excess land. Sewer hook up close by for an easy upgrade. Ideal for an end user who needs space and yard to complement. Could be a profitable redevelopment opportunity also.

PROPERTY FEATURES

- ❑ Building Size: 36,000± SF (temporary trailer provides 480± SF of office space)
- ❑ Lot Size: 3.45± Acres
- ❑ Zoning: IL - Light Industrial (Lee County)
- ❑ City water and septic with separate on-site well
- ❑ Originally built in 1960 (18,000 SF) with an 18,000 SF addition in 1977
- ❑ Ceiling Height: 18 feet at center
- ❑ 8 Overhead Doors: Five: 12' x 12', Two: 14' x 14' and One: 10' x 10'
- ❑ Real Estate Taxes: \$8,509.21 (2020)
- ❑ Property ID: 3-44-26-01-00003.0090



JIM BOBACK, CCIM
Broker/Owner

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AERIAL



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.

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,175	39,868	90,307
# HOUSEHOLDS	1,627	14,099	32,330
MEDIAN HH INCOME	\$56,657	\$62,714	\$57,911
MEDIAN AGE	31.3	34.4	36.4

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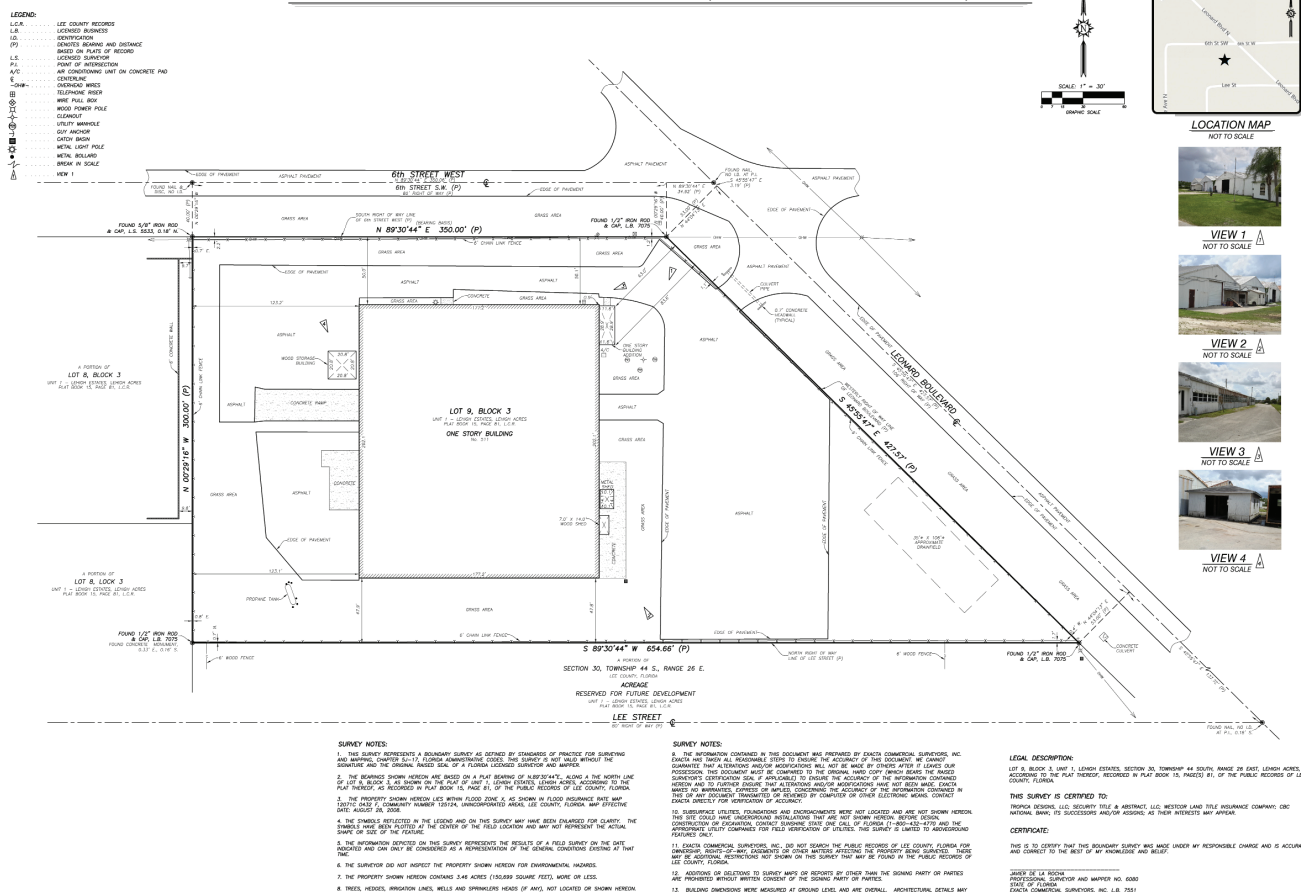
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SURVEY

SKETCH OF BOUNDARY SURVEY OF: **511 LEONARD BOULEVARD, LEHIGH ACRES, FL.**



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PROPERTY PHOTOS



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