

OFFICE/WAREHOUSE SPACE WESTGATE INDUSTRIAL PARK

5470 LEE STREET, LEHIGH ACRES, FL 33971



FOR LEASE: \$12.00 PSF GROSS PLUS SALES TAX

ABOUT THE PROPERTY

1,150+/- SF of fully air-conditioned office/warehouse space. Currently configured as a fully-functional office space with 1 overhead bay door. The rear portion of the unit could be used for storage “as is” but does not currently have high overhead space. There is a drop ceiling throughout the space. Located in the Westgate Industrial Park with easy access to I-75 from Lee Blvd. and Colonial Blvd.

PROPERTY FEATURES

- Unit 1: 1,150± SF
 - > Offices: 3
 - > Restrooms: 1
 - > Overhead Door: One @ 12'W x 14'H
- Building Size: 7,400± SF
- Utilities: Water and Sewer
- Zoning: IL - Light Industrial (Lee County)
- Year Built: 2005
- Strap #30-44-26-00-00001.0300



JIM BOBACK, CCIM

Broker/Owner

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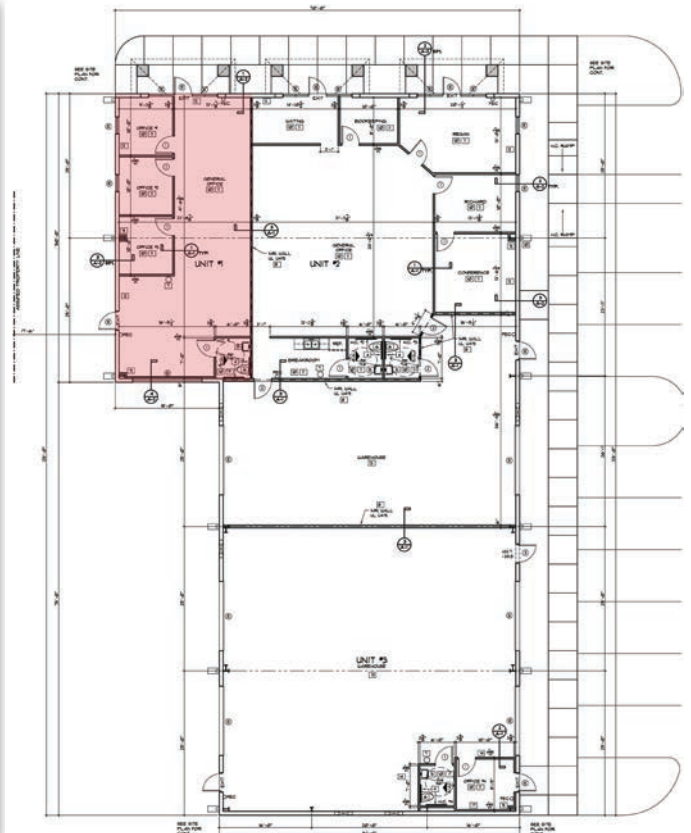
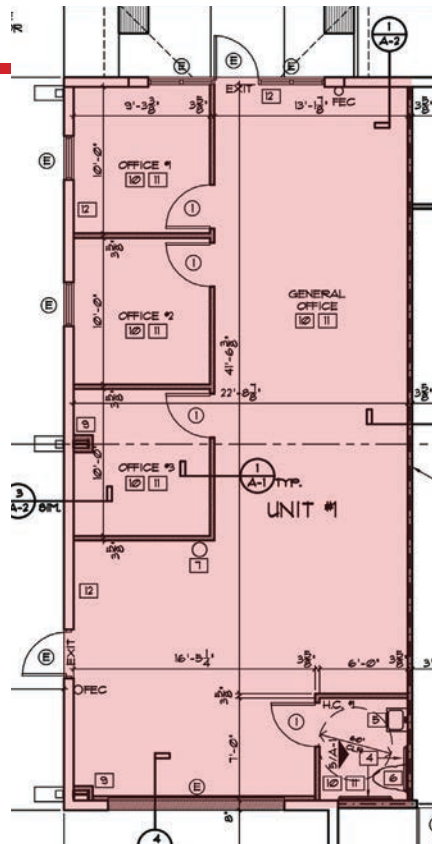


2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,523	44,368	84,805
# Households	2,292	14,730	29,331
Median HH Income	\$44,992	\$57,772	\$60,579
Median Age	30.1	33.1	36.0

FLOOR PLAN

UNIT 1
1,150± SF



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