

# WESTGATE INDUSTRIAL PARK LIGHT INDUSTRIAL FLEX SPACE

5565 LEE STREET, LEHIGH ACRES, FL 33971



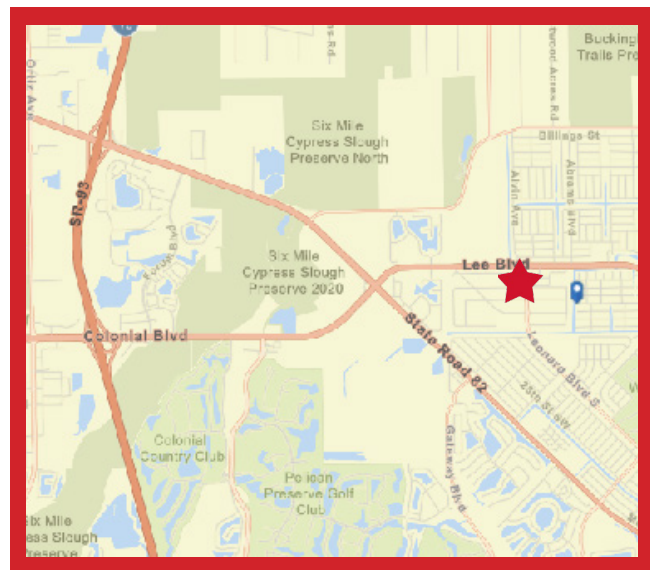
## FOR LEASE: \$15.00 PSF NNN \$5.60

### 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 3/4: 3,600± SF
  - > Office/Showroom/Warehouse
  - > Two Restrooms
  - > Fully air conditioned
  - > Two 12x14 overhead doors
- ▣ 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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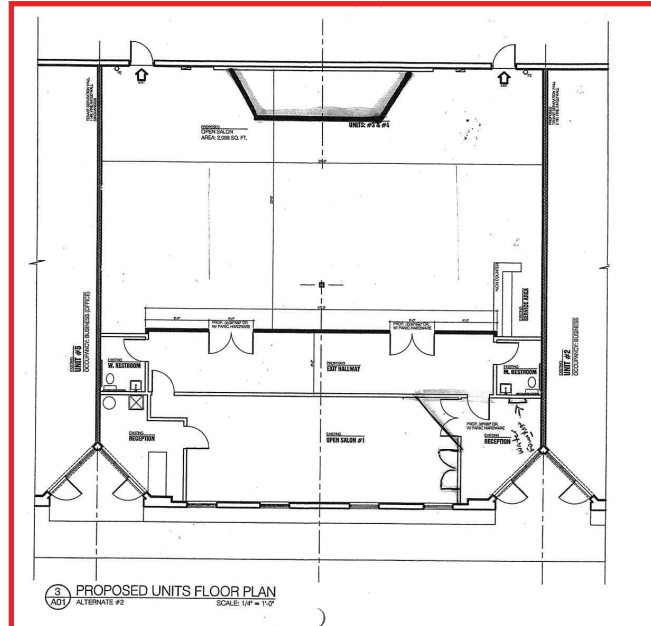
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