



7050 PENNSYLVANIA STREET | FORT MYERS, FL 33912

## 2.50± ACRES OF YARD & OFFICE/WAREHOUSE

**FOR LEASE**

### CONTACT

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### *5,100± SF Office/Warehouse on 2.5± Acres with Secure Yard & Heavy Industrial Zoning.*

This rare 5,100± SF office/warehouse sits on 2.5± acres and offers a versatile and secure setup ideal for a variety of industrial uses. The well-appointed office space features custom finishes, high ceilings, LED lighting, ten private offices, a large conference room, IT and storage rooms, and two restrooms. The warehouse includes two 10' x 10' overhead doors and a spacious rear canopy for additional covered work area. The fully fenced site includes exterior lighting, and ample yard space for equipment, materials, or fleet storage. Zoned IPD, the property allows for a wide range of heavy industrial uses such as composting, shredding, and vegetative processing. Contact the broker for a full list of permitted uses.

#### PROPERTY HIGHLIGHTS

5,100 Total Square Footage

Highly Secured Yard Storage

(2) 10 X 10 OH Doors

Partial Concrete Pads in Yard

Heavy Industrial Zoning (IPD)

Great Alico Road Location

Easy Access (Signalized Light)

200 AMP 120/240 VAC Power



**MAYHUGH**  
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410  
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MAYHUGHCOMMERCIAL.COM

## PROPERTY DETAILS

MONTHLY RATE \$16,500 + CAM/OPEX

LEASE TYPE NNN

BUILDING SIZE 5,100± SF

YEAR BUILT 2000

PARCEL SIZE 2.5± acres

ZONING IPD (Lee County)

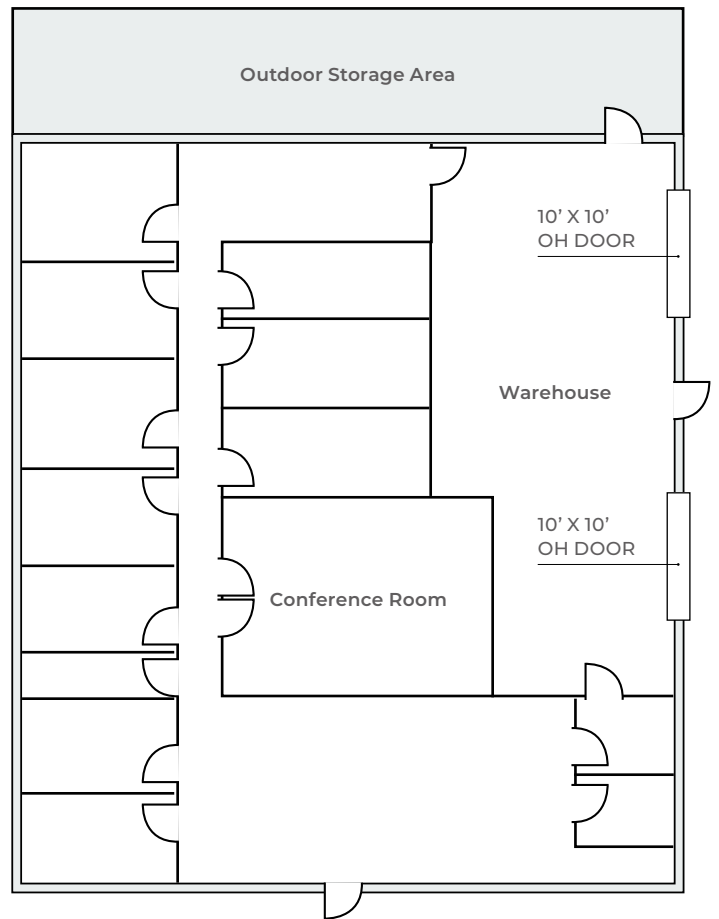
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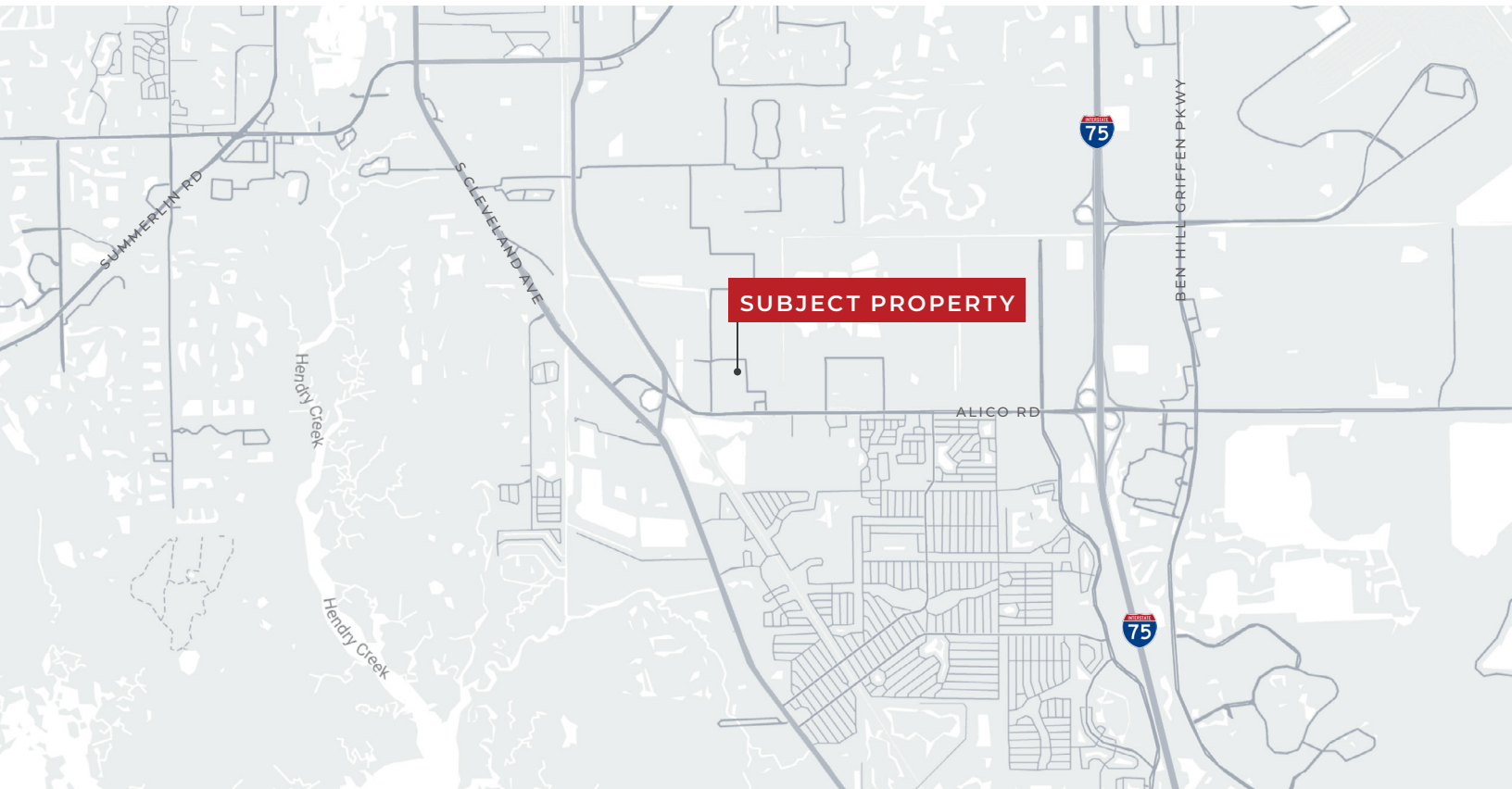
OH DOORS 2 (10' x 10')

CLEAR HEIGHT 12'±

SERVICE 200 AMP 120/240 VAC

## FLOORPLAN





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