

# FOR LEASE

## 44,414 SF DOCK-HIGH INDUSTRIAL SPACE

351 LEONARD BOULEVARD N, LEHIGH ACRES, FL 33971



- **AVAILABLE:** 44,414 SF
- **LEASE RATE:** \$9.95 / SF NNN
- **CAM:** \$2.49 / SF

### PROPERTY FEATURES

- 2,944 SF Main Office Area
- 18' - 23' Clear Height
- Sixteen (16) Dock-High Doors
- One (1) Drive-In Ramp Door
- Thirty-Nine (39) Parking Spaces
- Air Conditioned Warehouse has LED Lighting, Office Space, & Dedicated Break Room
- Secure Fenced Storage Area / Truck Court
- Zoned IL ([click here for uses](#))



Please Contact:  
**The Industrial Team**

**Derek Bornhorst, CCIM, SIOR**  
Principal

📞 **239.210.7607**

✉️ [dbornhorst@lee-associates.com](mailto:dbornhorst@lee-associates.com)

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YOUR LOCAL MARKET **EXPERT**

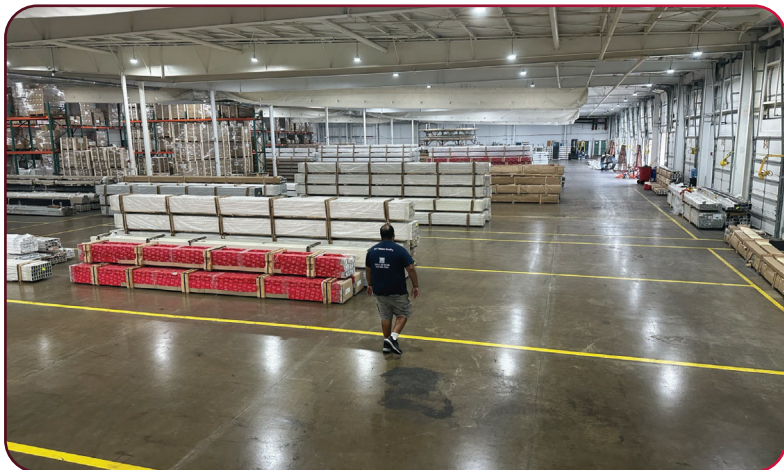
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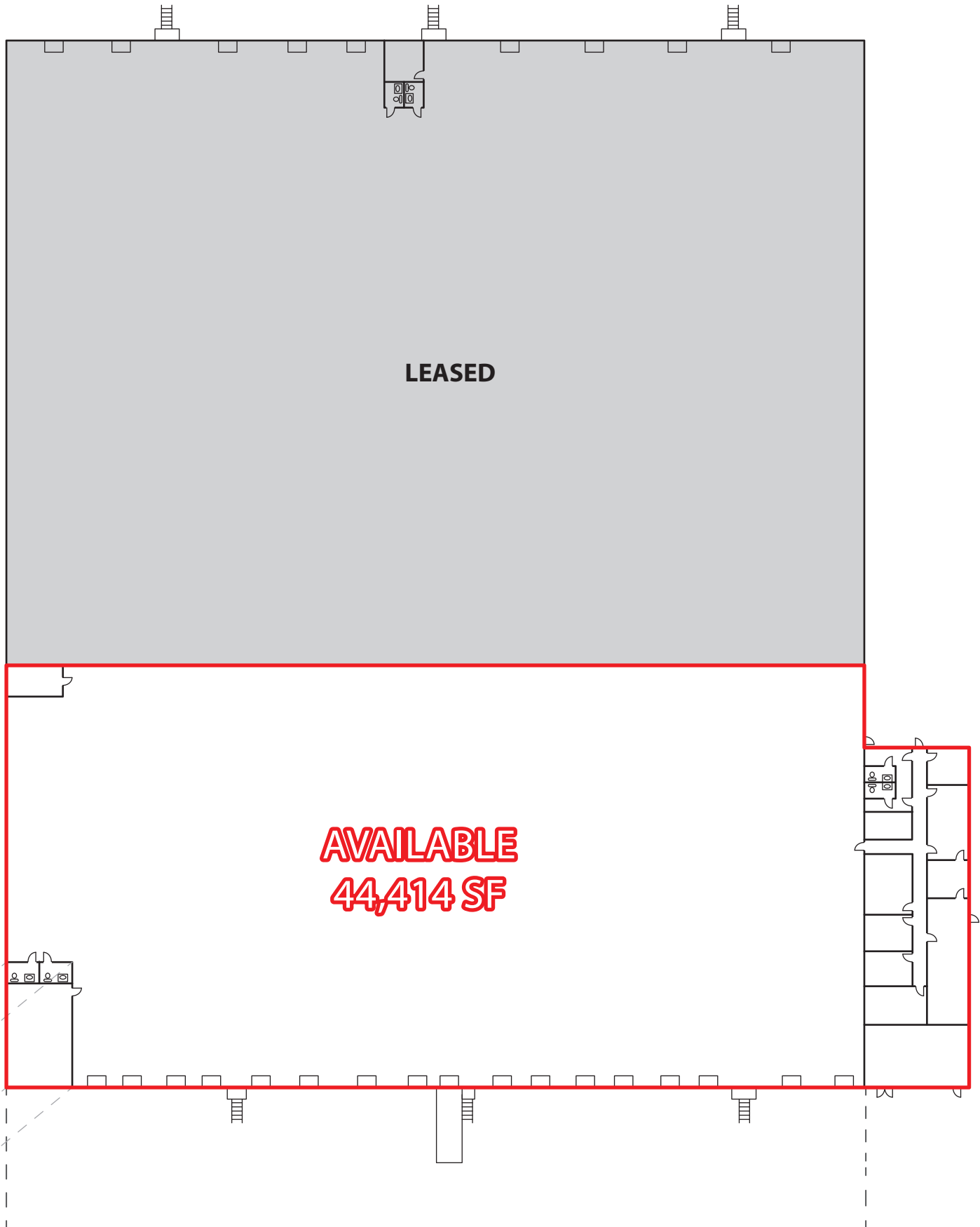
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351 LEONARD BOULEVARD N, LEHIGH ACRES, FL 33971



MEZZANINE  
ABOVE  
OFFICE  
SPACE

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