



5441-5451 LEE ST | LEHIGH ACRES, FL 33971

VERSATILE INDUSTRIAL FLEX SPACE FOR SUBLEASE

FOR LEASE

CONTACT

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In consultation with

Chase Mayhugh, SIOR, CCIM

Flex space with bonus mezzanine space and newly renovated office in Lehigh Acres

Versatile industrial flex space available for sublease in Lehigh Acres, offering a functional blend of warehouse and office space. The unit features approximately 2,310 SF with a 16-foot clear ceiling height and two (2) 10' x 14' grade-level overhead doors, providing excellent access for loading, storage, or light industrial use.

The space includes air-conditioned office areas, a private restroom, and a mezzanine area above the offices for additional storage or utility. Zoned IL (Lee County), the property is well-suited for a variety of industrial, service, or distribution users. Immediate availability with convenient access to major corridors in the Lehigh Acres / Fort Myers market. **Call us today to arrange a tour.**

PROPERTY DETAILS

UNIT AVAILABLE	6-7B	LEASE EXPIRATION	May 31, 2028
SQUARE FEET	2,310 SF	ZONING	IL (Lee County)
LEASE RATE (MONTHLY)	\$3,700	YEAR BUILT	2006
LEASE TYPE	Sublease (Annual Increases: 4%)	OVERHEAD DOOR	10'x14'
		CEILING HEIGHT	16'

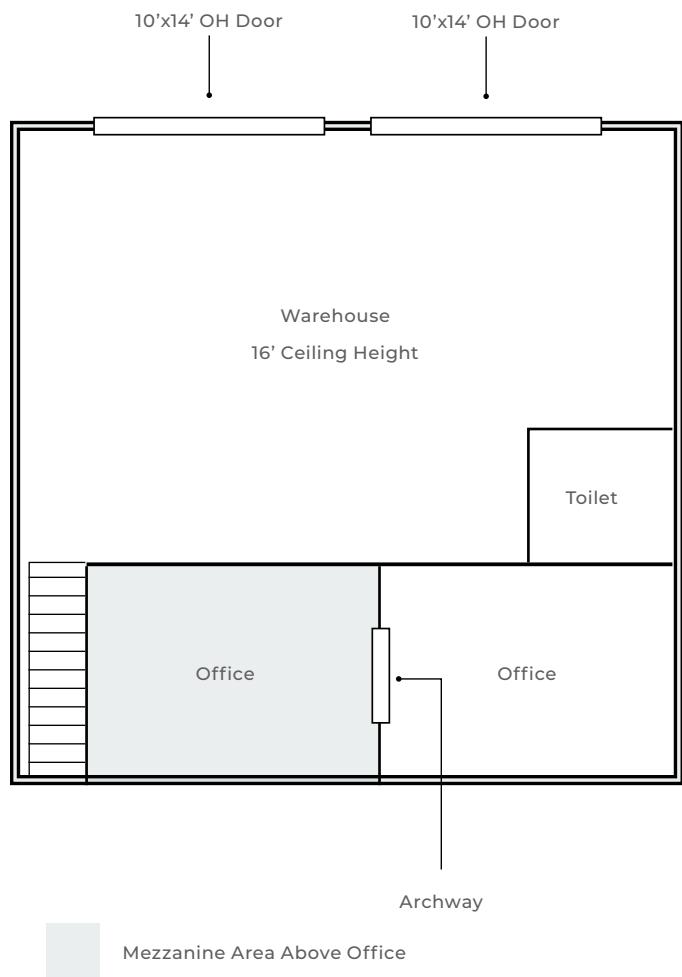


MAYHUGH
COMMERCIAL ADVISORS

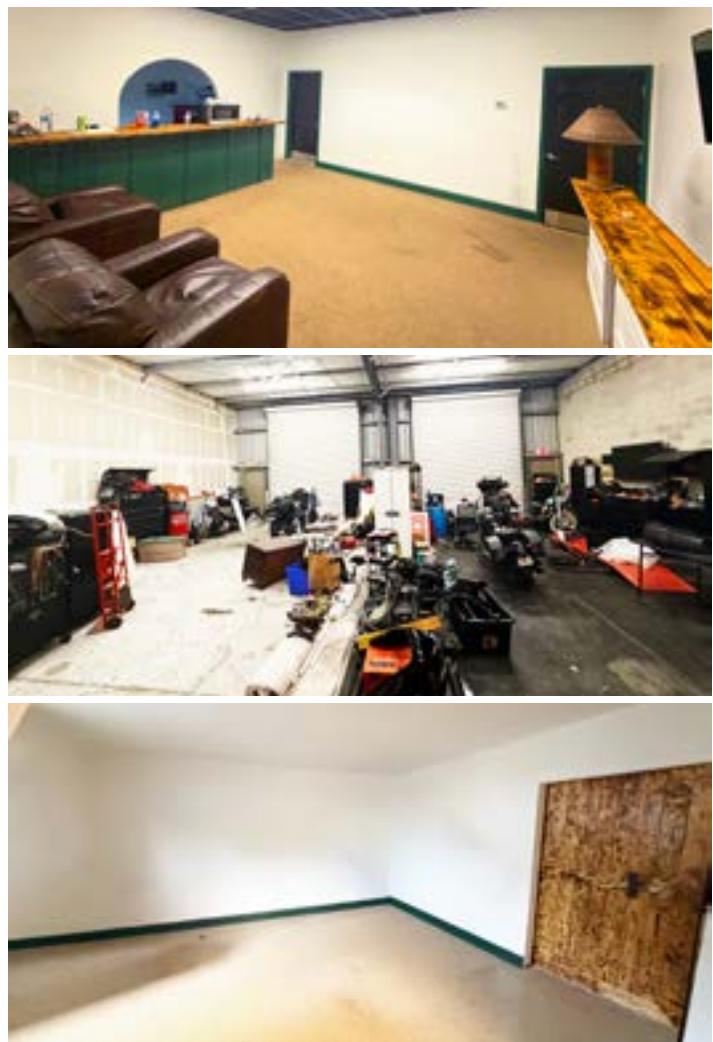
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FLOORPLAN - UNIT 6-7B



UNIT 6-7B



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