



5441-5451 LEE ST | LEHIGH ACRES, FL 33971

# VERSATILE INDUSTRIAL FLEX SPACE FOR SUBLEASE

FOR LEASE

CONTACT

**Jhonny Iglesias**  
239-319-4425  
jhonny@mayhughcommercial.com

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

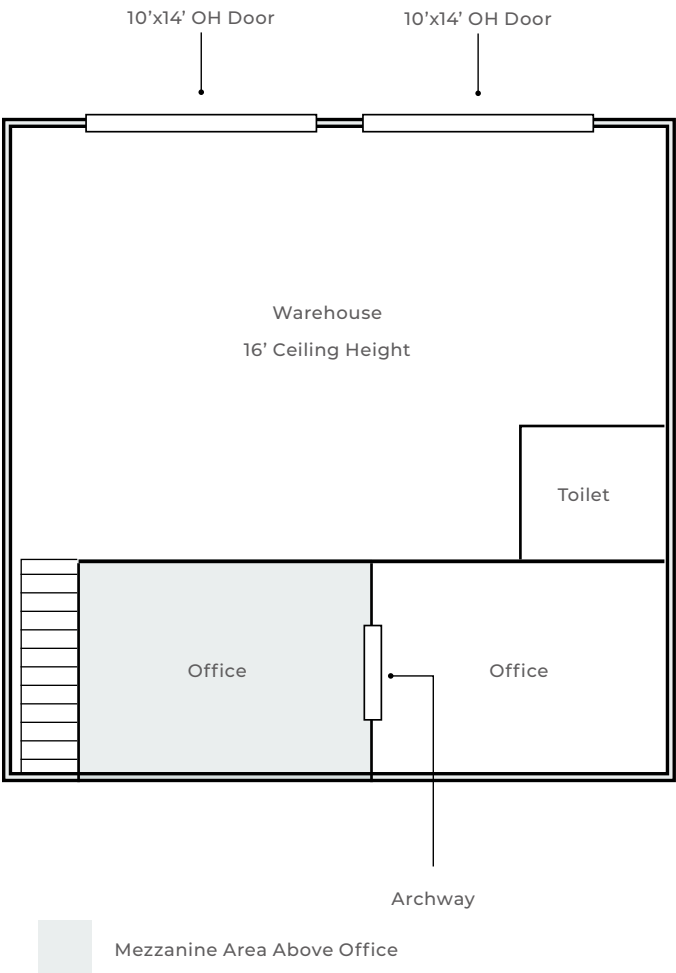
UNIT AVAILABLE	6-7B	LEASE EXPIRATION	May 31, 2028
SQUARE FEET	2,310 SF	ZONING	IL (Lee County)
LEASE RATE (MONTHLY)	\$3,700	YEAR BUILT	2006
LEASE TYPE	Sublease (Annual Increases: 4%)	OVERHEAD DOOR	10'x14'
		CEILING HEIGHT	16'



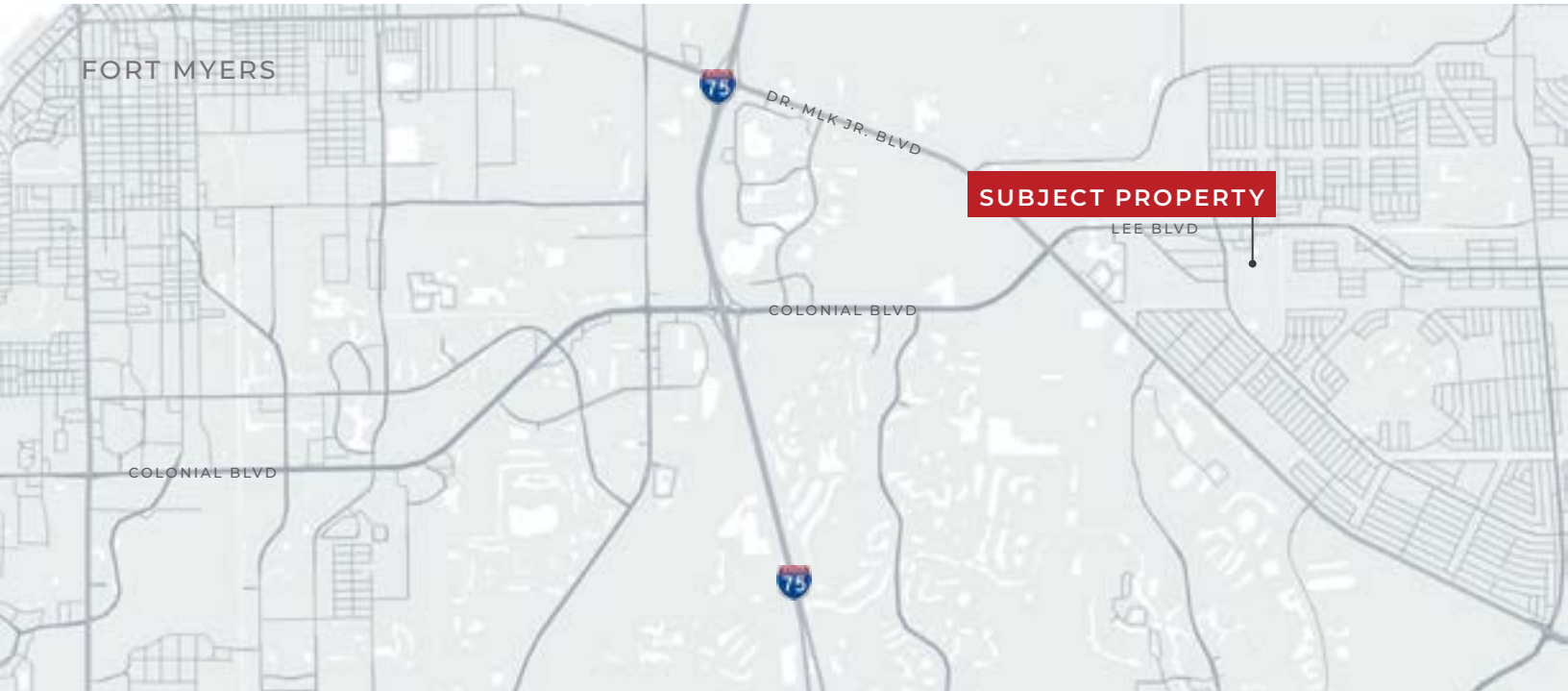
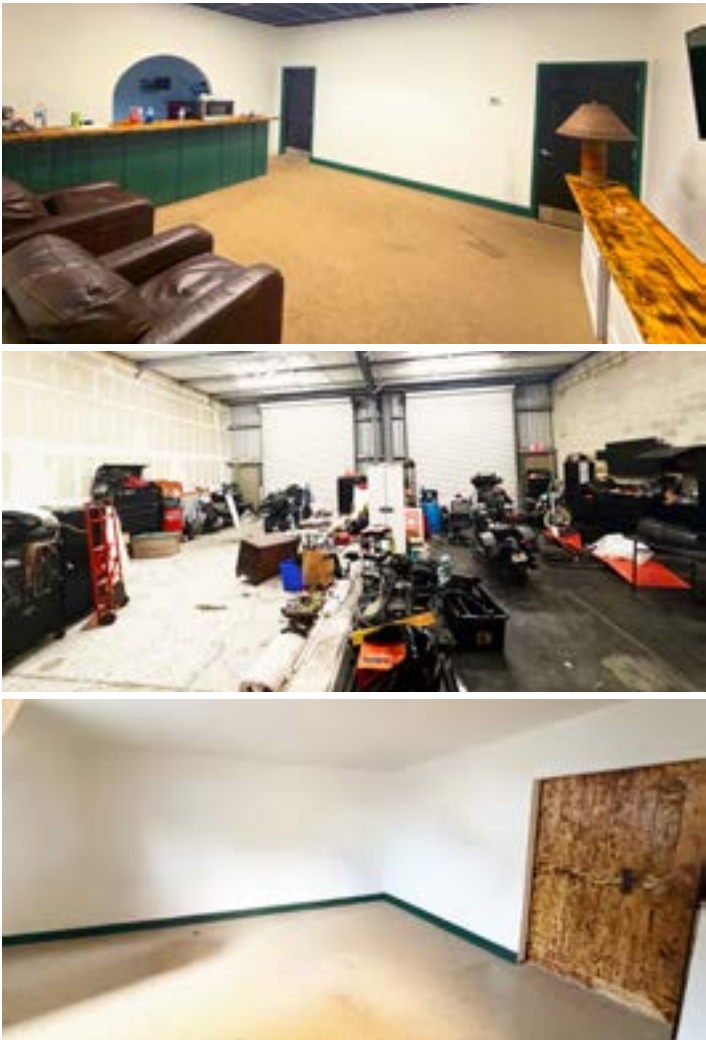
13099 S. Cleveland Ave. Suite 410  
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

FLOORPLAN - UNIT 6-7B



UNIT 6-7B



This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.