



11620 CHITWOOD DR, UNIT 5 | FORT MYERS, FL 33908

# SMALL BAY INDUSTRIAL FLEX UNIT

FOR LEASE

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## Versatile 1,000 SF Warehouse / Office Space in Prime Location.

This 1,000 sq. ft. small bay unit is perfect for businesses needing a versatile space, combining 242 sq. ft. of office with 738 sq. ft. of warehouse area. Features include HVAC-equipped offices, a 10' x 10' overhead door, 12' ceiling heights, and two designated parking spaces. Located just off San Carlos Blvd, this property offers excellent access in a sought-after commercial area. Ideal for expanding or establishing your business, this space provides a functional and strategic setting. Secure this prime location today. **Call us today to arrange a tour.**

### PROPERTY DETAILS

UNIT SF	1,000 SF
AVAILABLE	Immediately
LEASE RATE	\$1,625 per month
ZONING	C-1A
YEAR BUILT	1980
CEILING HEIGHTS	12'
OVERHEAD DOORS	10' x 10'
PARKING RATIO	2.00/1,000

FLOORPLAN



This floorplan is provided for illustrative purposes only and is not drawn to scale.

PROPERTY HIGHLIGHTS

- 10' x 10' Overhead door
- 12' Ceiling Height
- 2 Designated Parking Spaces



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