



5719 ZIP DRIVE, UNIT 2 | FORT MYERS, FL 33905

5,100 SF OFFICE/WAREHOUSE NEAR I-75 LOCATED IN BILLY CREEK INDUSTRIAL PARK

FOR LEASE

CONTACT

Justin Ankney, CCIM

239-933-5594

justin@mayhughcommercial.com

In Consultation With

Chase Mayhugh, SIOR, CCIM

Move-In Ready Space with 746 SF Office, 4,354 SF Warehouse & Prime I-75 Access

This well-maintained 5,100 SF office/warehouse is located in Billy Creek Industrial Park, just 3 minutes from I-75 via Lockett Road, offering exceptional connectivity for distribution and service-based operations. The space includes 746 SF of office with two restrooms and 4,354 SF of warehouse, providing an efficient layout for both administrative and operational needs. Building signage is available on the east side at the entry doors, enhancing your company's visibility. Contact us today for more information or to schedule a private tour.

PROPERTY DETAILS

LEASE RATE	\$13.00 NNN + \$3.26 CAM
MONTHLY RENT	\$6,910.50
PARCEL SIZE	1.33 +/- AC
ZONING	IPD
BUILDING SIZE	17,280 +/- SF
YEAR BUILT	2005
CLEAR HEIGHT	17'4"
PEAK HEIGHT	22'2"
OH DOOR	(1) 10' x 12'
CONSTRUCTION	8' Block with Metal frame above



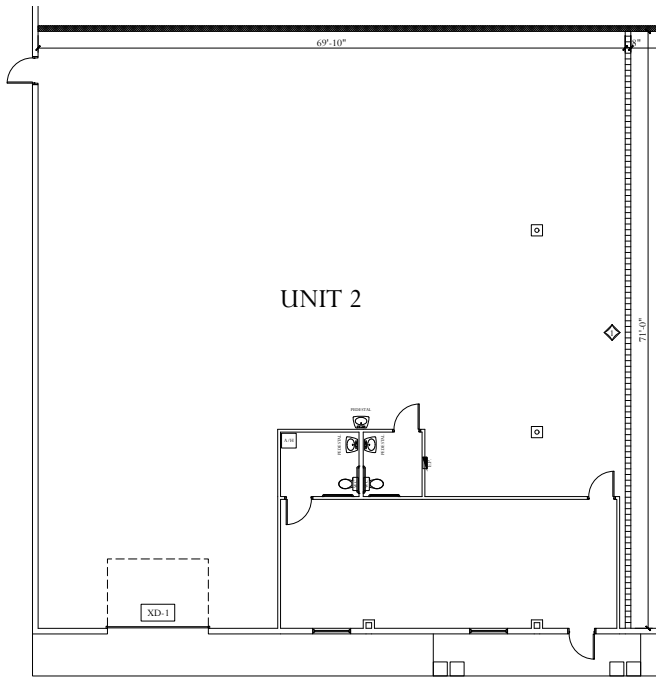
MAYHUGH
COMMERCIAL ADVISORS

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

MAYHUGHCOMMERCIAL.COM



FLOORPLAN



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.