



# COMMERCIAL

For More Information Contact:

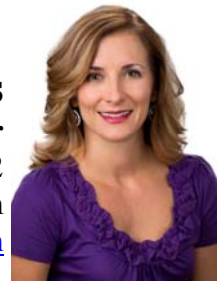
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**FOR LEASE | 6,732± SF LIGHT INDUSTRIAL | OFFICE/WAREHOUSE  
CORPORATE PARK CIRCLE | FORT MYERS**



## PROPERTY DESCRIPTION

- Location: 6540 Corporate Park Circle, Fort Myers, FL 33966
- S.T.R.A.P. #: 18-45-25-18-00000.0030
- Year Built: 2007
- Building Size: 11,232± SF
- Land Size: 1± Acre (43,560± SF)
- Zoning: IL (Light Industrial) within Lee County
- Parking: 16 Shared Surface Spaces
- Overhead Doors: (1) 8' x 12'
- Utilities: All Available to the Site

**Comments:** This multi-tenant office/warehouse currently has approx. 6,732 SF available for lease. The layout consists of (6) private offices, a conference room, reception area, large open work area, supply room, large kitchen, (2) restrooms and approx. 2,475 SF of warehouse space with (1) overhead door. The building is fully sprinkled, the warehouse ceiling is insulated and the roof was redone with a urethane coating in October 2017, offering a 5 year warranty. The property is conveniently located off Plantation Road and is just North of Crystal Drive. Both Daniels Parkway and Colonial Blvd are just minutes away. In addition, the entire building is available for sale for \$1,094,000 and is perfect for an investor or owner/user, offering additional income from the existing tenant to help pay the mortgage payment and off set monthly expenses.

**LEASE RATE: \$5,610 PER MONTH + SALES TAX  
(\$5,935.38 - Total Base Rent Including Sales Tax)**

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303**

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



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