

FOR SALE - INVESTMENT INCOME PROPERTY SMALL BAY FLEX SPACE

551 OWEN AVENUE N., LEHIGH ACRES, FL 33971



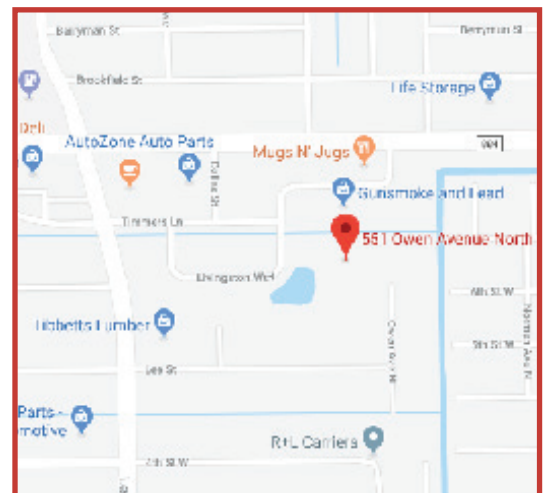
FOR SALE: \$6,500,000 (6.61% CAP RATE)

ABOUT THE PROPERTY

The property is a Class B industrial/flex building situated on 2.83 +/- acres. The building and common areas are well maintained with minimal deferred maintenance. Located in a rapidly expanding residential and retail area of western Lehigh Acres FL, one of the fastest growing cities in the US, and conveniently located between Fort Myers and all of Lehigh Acres, minutes to I-75, or SR-82 via Lee/Colonial Boulevard. Just 8.8 miles east of downtown Ft Myers and the Central Business District. RSW International Airport is 14 miles south of the property and Interstate 75 is 4 miles away via six lane Lee Boulevard/SR 82.

PROPERTY FEATURES

- ▣ Building Size: 33,725 SF
- ▣ Utilities: Water & Sewer
- ▣ Zoning: IL - Light Industrial (Lee County)
- ▣ Year Built: 2008
- ▣ Ceiling: Minimum 18' Clear Height
- ▣ Construction: Concrete Block
- ▣ 3-Phase Power Available, Sprinklered



JIM BOBACK, CCIM
Broker

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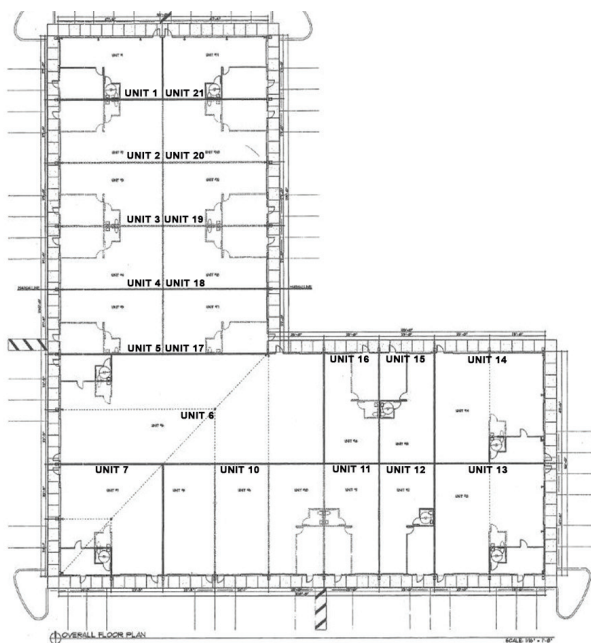


UNITED LEGEND

UNIT #	SIZE	STATUS	DESCRIPTION
1	1,344 SF	LEASED	398 SF Office / 946 SF WH
2-3 & 19-20	5,000 SF	LEASED	5,000 SF
4-5 & 17-18	5,000 SF	LEASED	5,000 SF
6	5,637 SF	LEASED	257 SF Office / 5,380 SF WH
7	2,247 SF	LEASED	257 SF Office / 1,990 SF WH
10	3,600 SF	LEASED	240 SF Office / 3,360 WH
11	1,200 SF	LEASED	240 SF Office / 960 SF WH
12	1,188 SF	AVAILABLE	315 SF Office / 873 SF WH
13	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
14	2,376 SF	LEASED	278 SF Office / 2,098 SF WH
15	1,188 SF	AVAILABLE	315 SF Office / 873 SF WH
16	1,188 SF	LEASED	315 SF Office / 873 SF WH
21	1,344 SF	LEASED	398 SF Office / 946 SF WH



SITE PLAN



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