



410 LEONARD BLVD N, SUITES 2 & 3 | LEHIGH ACRES, FL 33971

PREMIER FLEX SPACE FOR LEASE

FOR LEASE

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MAYHUGH
COMMERCIAL ADVISORS

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Well-maintained flex unit offers an efficient combination of office and warehouse space

This property is ideal for light industrial, service, or distribution users. The layout includes two private offices for administrative or client-facing operations, complemented by a functional warehouse featuring a 10' x 10' grade-level overhead door and 12' clear height for accessible loading and vertical storage.

Zoned IL (LCO), the property supports a wide range of industrial and commercial uses, providing long-term flexibility for growing businesses. Additional features include rear warehouse overflow parking for vehicles or equipment and convenient access to major roadways, making this a highly practical and move-in ready solution for operational efficiency.

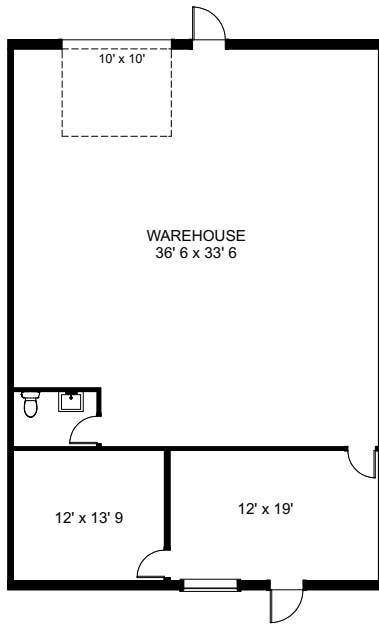
PROPERTY DETAILS

LEASE RATE	\$13.50 NNN CAM/OPEX \$5.00	
AVAILABLE SF	Unit 2	1,707± SF
	Unit 3	1,880± SF
BUILDING SIZE	12,500± SF	
YEAR BUILT	1986	
LAND PARCEL	2.01± AC (87,338.00± SF)	
ZONING	IL (LCO)	
OVERHEAD DOOR	One (1) - 10'x10'	
CLEAR HEIGHT	12'	



FLOORPLANS

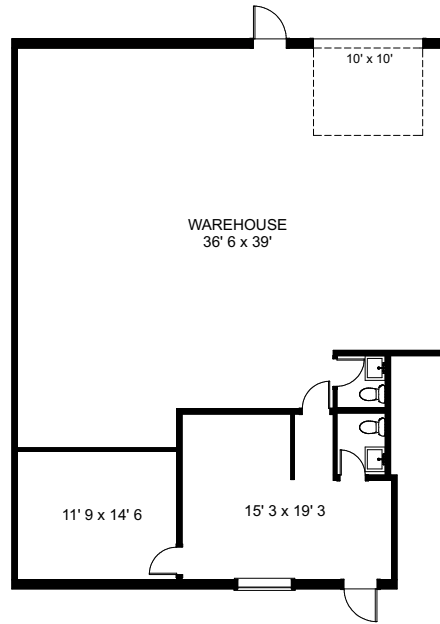
UNIT 2



Office Area 444 sq. ft.
Warehouse Area 1263 sq. ft.

TOTAL USABLE AREA 1707 sq. ft.

UNIT 3



Office Area 515 sq. ft.
Warehouse Area 1365 sq. ft.

TOTAL USABLE AREA 1880 sq. ft.

