

FOR LEASE

1,365 SF INDUSTRIAL FLEX CONDO

3560 WORK DRIVE, UNIT B-12, FORT MYERS, FL 33916

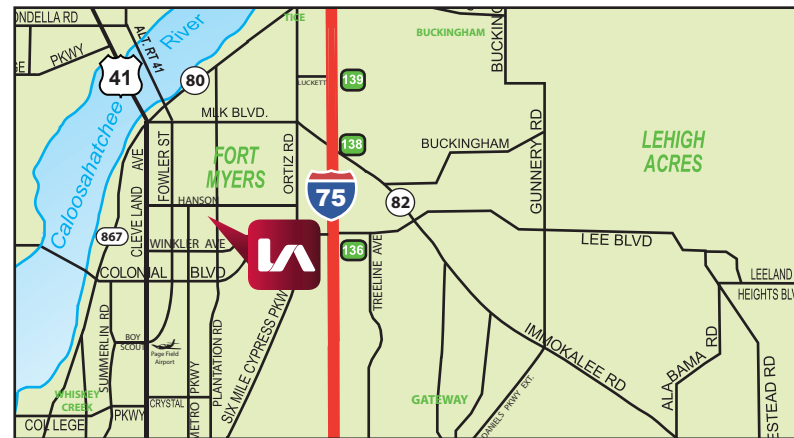
End Unit!



- **UNIT SIZE:** 1,065 SF - Warehouse
300 SF - Office
1,365 SF - Total
- **LEASE RATE:** \$14.00 / SF NNN
- **CAM:** \$4.00 / SF

PROPERTY FEATURES

- Rarely Available Flex Space for Lease
- Gated Entry to Complex
- Ideal for Automotive Enthusiast
- One (1) 12' x 14' Overhead Door



UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
12	1,365	\$14.00	\$1,592.50	\$4.00	\$455.00	\$2,047.50

This 1,365± SF office/warehouse is available for lease. The office area is 300± SF and includes an ADA restroom. The warehouse is 1,065± SF, has an insulated ceiling and 16' clear height. The unit is located within Pyramid Park, a commercial condominium association. The condo's are well maintained and there is ample parking on-site. In addition, the property is fully fenced and secured with electronic gate. Conveniently located, south of Hanson Street, near Veronica S Shoemaker Blvd, offering easy access to I-75 via State Road 82 or Colonial Blvd.

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7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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