



**FOR LEASE ~ 1,300± SF OFFICE / WAREHOUSE
WORK DRIVE / CITY OF FORT MYERS**



PROPERTY DESCRIPTION

- Location: 3550 Work Drive, A-2
Fort Myers, FL 33916
- S.T.R.A.P.#: 30-44-25-P2-0060A-0002
- Condo Size: 1,300± SF
- Year Built: 2006
- Zoning: IH (Heavy Industrial) within the City of Fort Myers
- Overhead Door: (1) 12' x 14'

- **Comments:** This 1,300± SF office/warehouse is available for lease. The unit is conveniently located in Pyramid Park, which is a well maintained industrial condominium located south of Hanson Street, near the roundabout at Veronica S. Shoemaker Blvd. The space consists of 400± SF of office, an ADA restroom and the remaining is warehouse. The unit also has a small mezzanine, insulated ceilings and a 16' clear height. The property is fully fenced and secured with electronic gate, 3 designated parking spaces per unit with additional parking available on-site. Tenant pays electric.

LEASE RATE: \$2,329.17
(Price Includes CAM & Sales Tax)



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