



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

FOR SALE

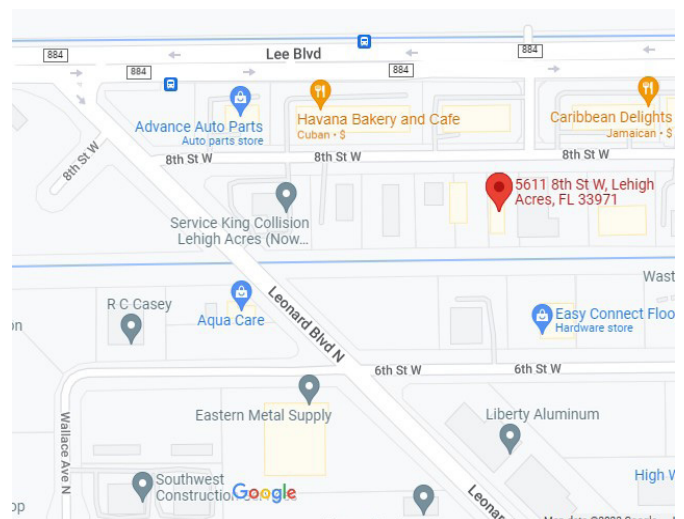
5611 8th St W
Lehigh Acres, FL 33971



Cushman and Wakefield | Commercial Property Southwest Florida is pleased to present 5611 8th St W, a very well maintained, freestanding, single tenant, industrial warehouse located in the Lehigh Acres submarket of Lee County. The warehouse was constructed in 1986 and consists of 1,600 square foot (sf) of office space and 3,200 sf of warehouse for a total of 4,800 sf, per the Lee County Property Appraiser. The property is positioned on +/- 0.48 acres or +/- 21,200 sf and has approximately 96' of frontage on 8th St W. The property features fully built out office space with kitchenette, two bathrooms (one with a shower), newer roof and insulation in 2016, and three new overhead doors 10' x 12'.

Property Highlights

Address	5611 8th st W Lehigh Acres, FL 33971
Year Built	1986
Property Type	Industrial Warehouse
Sale Price	\$1,440,000
Price PSF	\$300
GBS (SF)	±4,800 (±1,600 sf office)
Land Area	± .48 AC / 21,200 SF
Parking	3.52/1,000 SF



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