

LIGHT INDUSTRIAL SITE READY FOR DEVELOPMENT - FOR SALE

5530 2ND STREET W, LEHIGH ACRES, FL 33971



PROPERTY FEATURES

PRICE:	\$250,000 @ \$4.98 PSF
SIZE:	1.15± Acres (50,094± SF)
LOCATION:	Located just south of Lee Boulevard and Westgate Boulevard
ZONING:	IL - Light Industrial (Lee County)
RE TAXES:	\$1,084.16 (2018)
PARCEL ID:	30-44-26-00-00001.0540

PROPERTY HIGHLIGHTS

- Limited industrial land available in this market
- Ease of access to State Road 82 and I-75 to service all of western Lee County

INDUSTRIAL SITE

This 1.15± acre site is ready for development. Light industrial zoning offers many types of uses including distribution, assembly and warehousing to name a few. All utilities are available to the site. Well positioned in an area of many industrial and service businesses. Easy access to Colonial Boulevard and Daniels Parkway, just minutes from I-75 and offers easy access to all major corridors.

For more information please contact:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

6300 Techster Boulevard, Suite 1 | Fort Myers, FL 33966 | www.lee-associates.com



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,012	41,974	79,197
EST. HOUSEHOLDS	2,214	14,152	27,355
EST. AVERAGE HOUSEHOLD INCOME	\$67,924	\$84,081	\$87,229

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