



UNIT	SF	\$/PSF	BASE RENT/MO	CAM / PSF	CAM / MO	TOTAL / MO (NO SALES TAX INCLUDED)
K*	10,000 +/- SF	\$13.75	\$11,458.33	\$4.98	\$4,150	\$15,608.33
B	1,500 +/- SF	\$19.00	\$2,375	\$4.98	\$622.50	\$2,997.50

\*Unit is split 5,000 sf Office 5,000 sf Warehouse

## BUILDING FEATURES

LEASE RATE	\$13.75-19.00 PSF NNN plus CAM
BUILDING SIZE	27,968 +/- Total Building SF
UTILITIES	Water/Sewer
YEAR BUILT	2002
ZONING	IL-Light Industrial (Lee County)
STRAP #	18-45-25-05-0000B.0030

## PROPERTY HIGHLIGHTS

- Excellent exposure on Metro Parkway
- 22' Clear height
- Ample parking
- Two grade level rollup doors
- Truck Well

For more information, please contact:

**GARY TASMAN**  
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**SHAWN STONEBURNER**  
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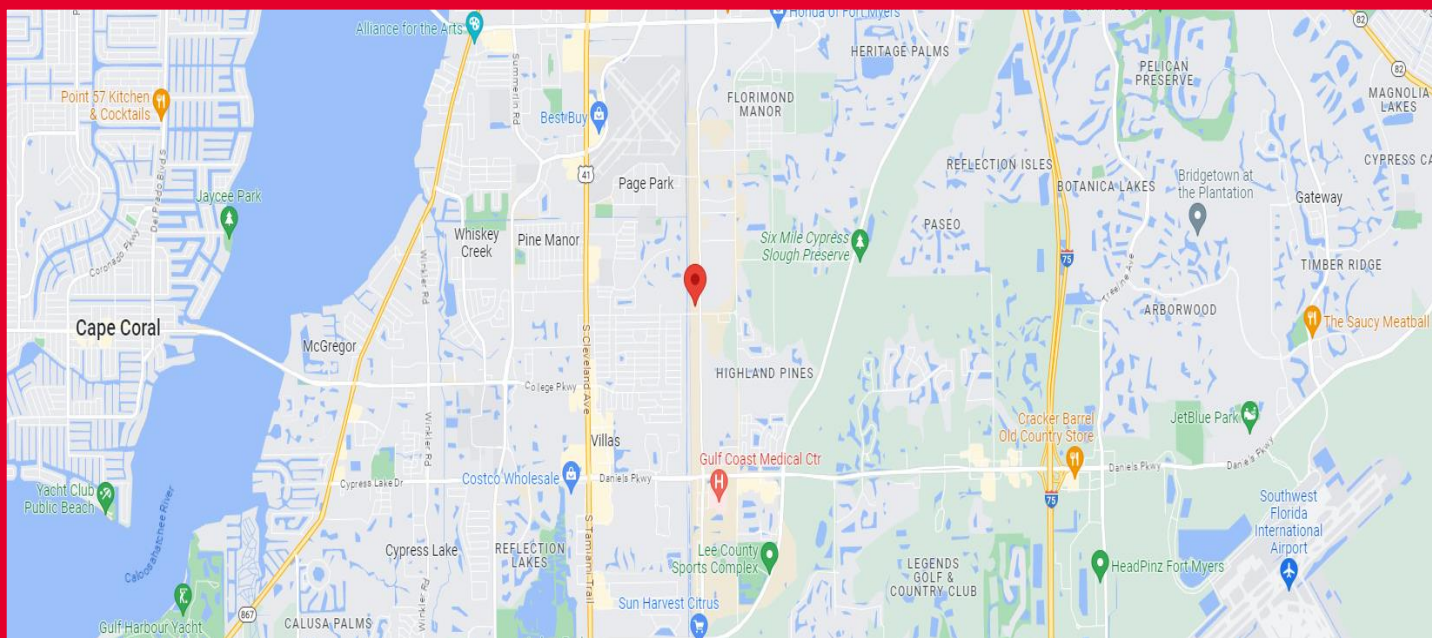
5220 Summerlin Commons Blvd.  
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Fenced  
Parking  
and  
Outside  
Storage

Available  
Unit

Available Unit



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