



11350 METRO PKWY, UNIT 119 | FORT MYERS, FL 33966

METRO EXPO & DISTRIBUTION CENTER

FOR LEASE

CONTACT

Justin Ankney, ccim
239-933-5594
justin@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

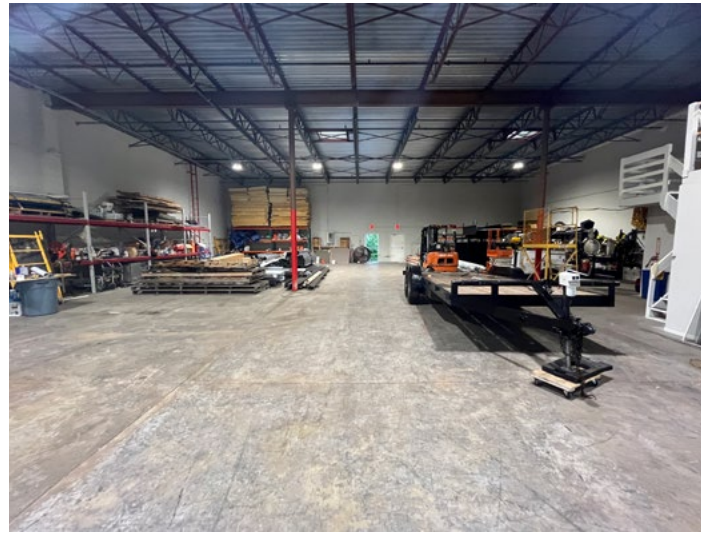
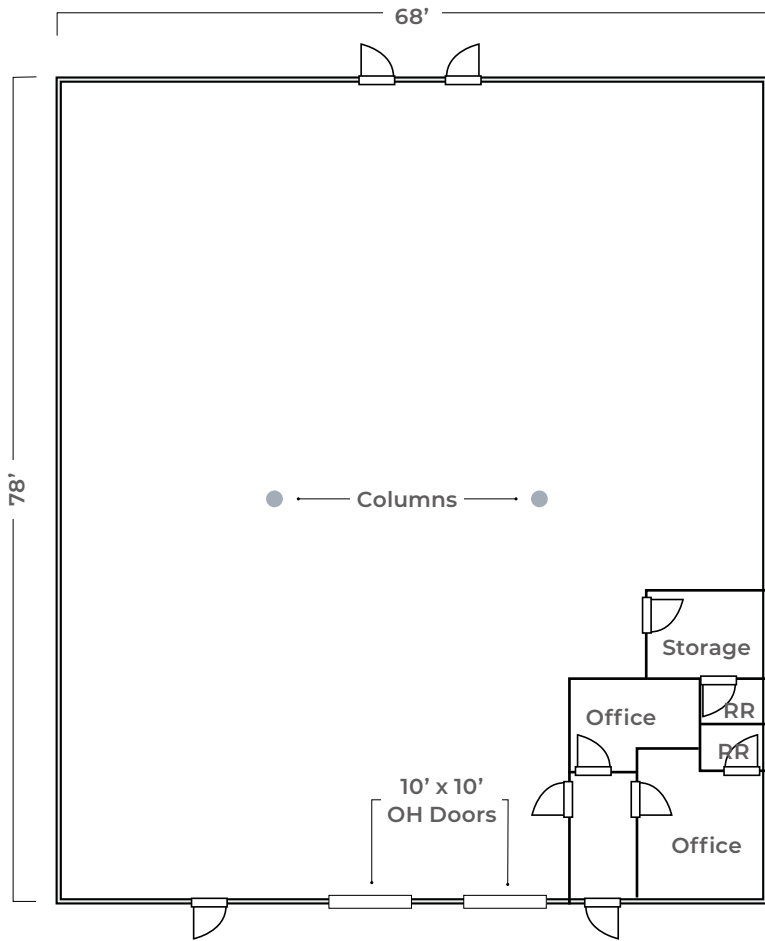
5,304 SF Dock High Space on Metro Pkwy

Rare small bay, dock high space on Metro Pkwy. The unit boasts just over 5,000 SF, containing two offices, two restrooms and storage room, with bonus mezzanine on top. Concrete walls help keep the warehouse comfortable all year round. Bright LED lighting and Fire Suppression system in place. Space is occupied - please call today to arrange a showing. **Call us today to arrange a tour.**

PROPERTY DETAILS

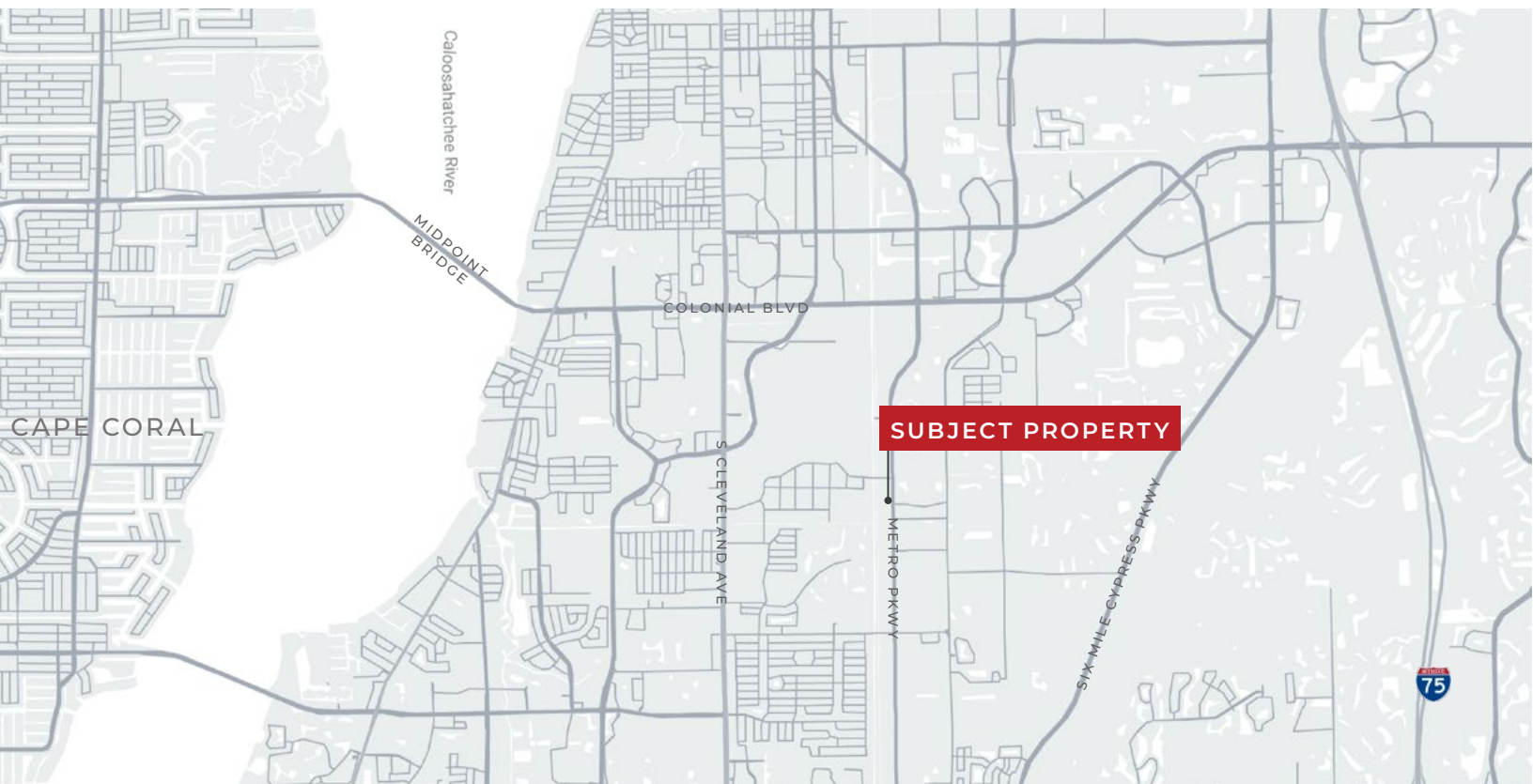
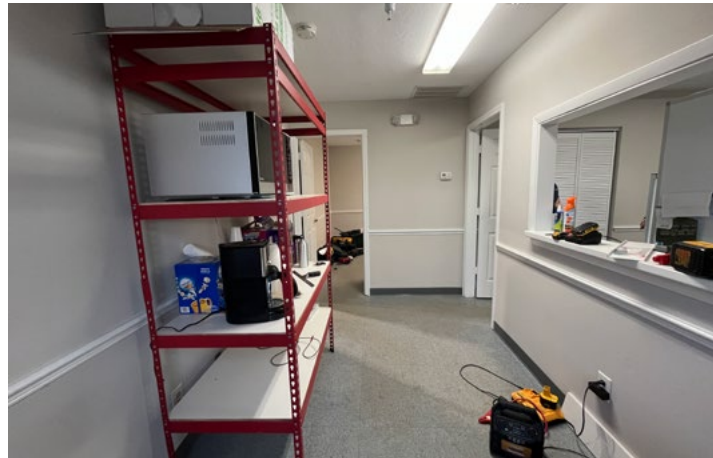
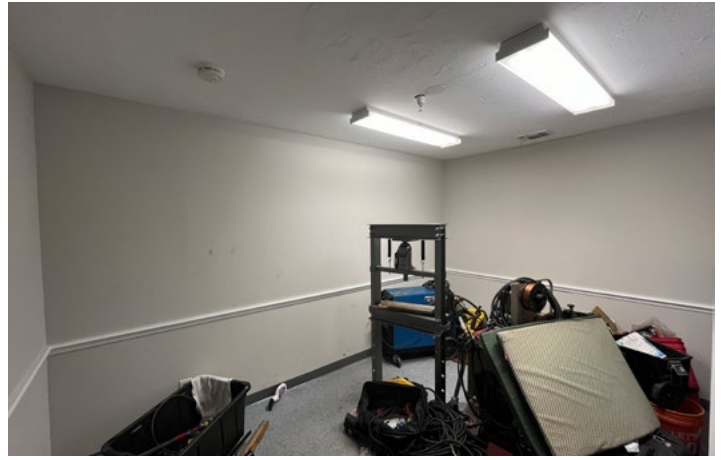
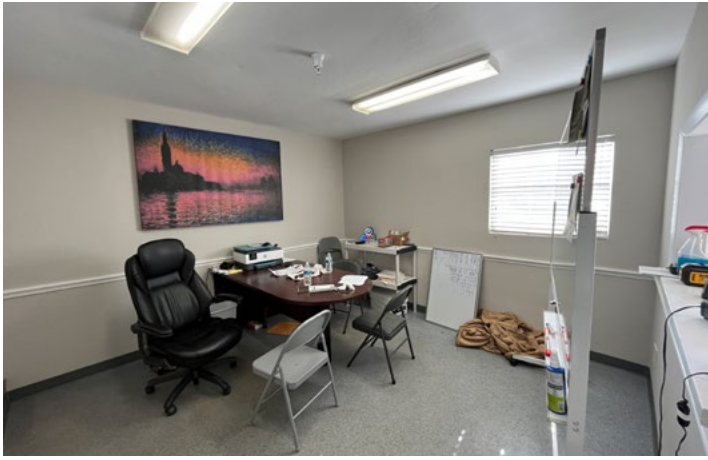
LEASE RATE	\$14.00 NNN + \$4.35 CAM/OPEX
AVAILABLE	February 1, 2025
ZONING	IL
BUILDING SIZE	43,476 SF
YEAR BUILT	1987
OH DOORS	(2) 10' x 10'
CLEAR HEIGHT	17' 9"
PEAK HEIGHT	19' 8"
ELECTRICAL SERVICE	Three Phase

FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.





This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.