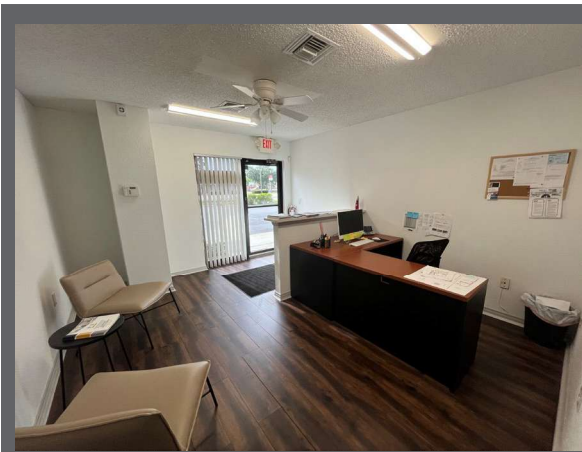


FOR LEASE or FOR SALE - INDUSTRIAL

12155 Metro Pkwy., #4 | Fort Myers, FL 33966

FOR LEASE: \$13.00 PSF (NNN) | 3% escalation 2nd yr.
FOR SALE: \$675,000

4,002 SF under air | 1549 SF of Lobby/Reception, 3 offices, conference/training room, restroom and 900 SF warehouse. The 2nd Floor has 1549 SF offices, storage, kitchenette, washer/dryer & 2nd restroom. Furniture included. Upgraded vinyl plank tile in restrooms, kitchenette & conf rm.



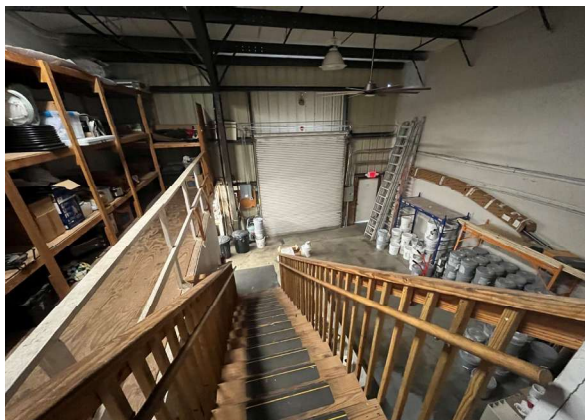
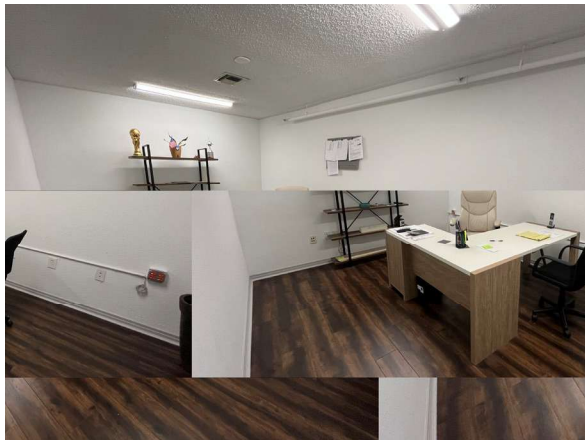
ZONING:	IL – Light Industrial
FIRE DISTRICT:	South Trail
UTILITIES:	Lee County Utilities
TRAFFIC COUNT:	36,500 (Metro Pkwy)
YEAR BUILT:	1985
PARKING:	4 stalls in front, 3 in rear and open parking along perimeter
STRAP #:	18-45-25-01-12155.04A0
LOCATION:	North of Crystal Dr.





Demographics & Photos

DEMOGRAPHICS			
12155 Metro Pkwy., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	26,974	151,711	504,677
Median Age	44	49	48
Total Households	12,103	70,689	220,361



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com

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