



FOR LEASE

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In Consultation With

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## Secure, Functional Warehouse Space in Metro Parkway Corridor

Available April 1, 2026, this 51,194± SF space offers a rare opportunity in Fort Myers' coveted Metro Industrial Corridor between Daniels Parkway and Colonial Blvd. Located within a 119,000 SF complex on 7.36 acres, the site is fully secured with a 6' chain-link fence and electric gate.

These units are optimized for efficiency with multiple truck wells, 14' x 14' overhead doors, drive-around access, 3-phase power, and an ESFR sprinkler system—ideal for distribution, logistics, or manufacturing operations. Don't miss your chance to establish or expand in one of the region's most strategic industrial locations.

#### PROPERTY DETAILS

LEASE RATE	\$9.50 NNN
CAM / OPEX	\$3.28
AVAILABLE SF	51,194± SF
AVAILABLE	April 1, 2026
POWER	3-Phase
CLEARANCE	18' – 26'
SPRINKLER	ESFR
ZONING	IL (LCO)

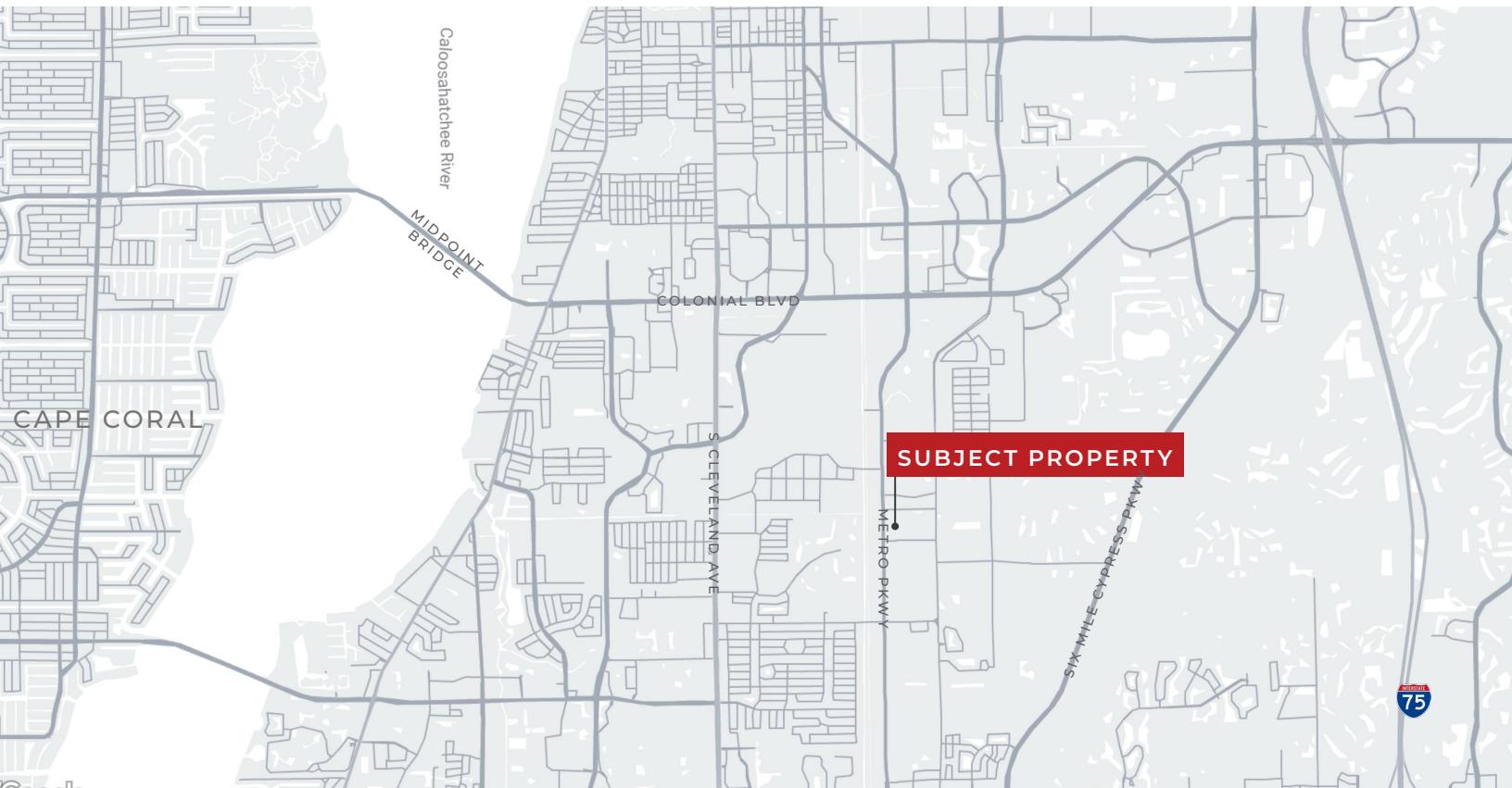
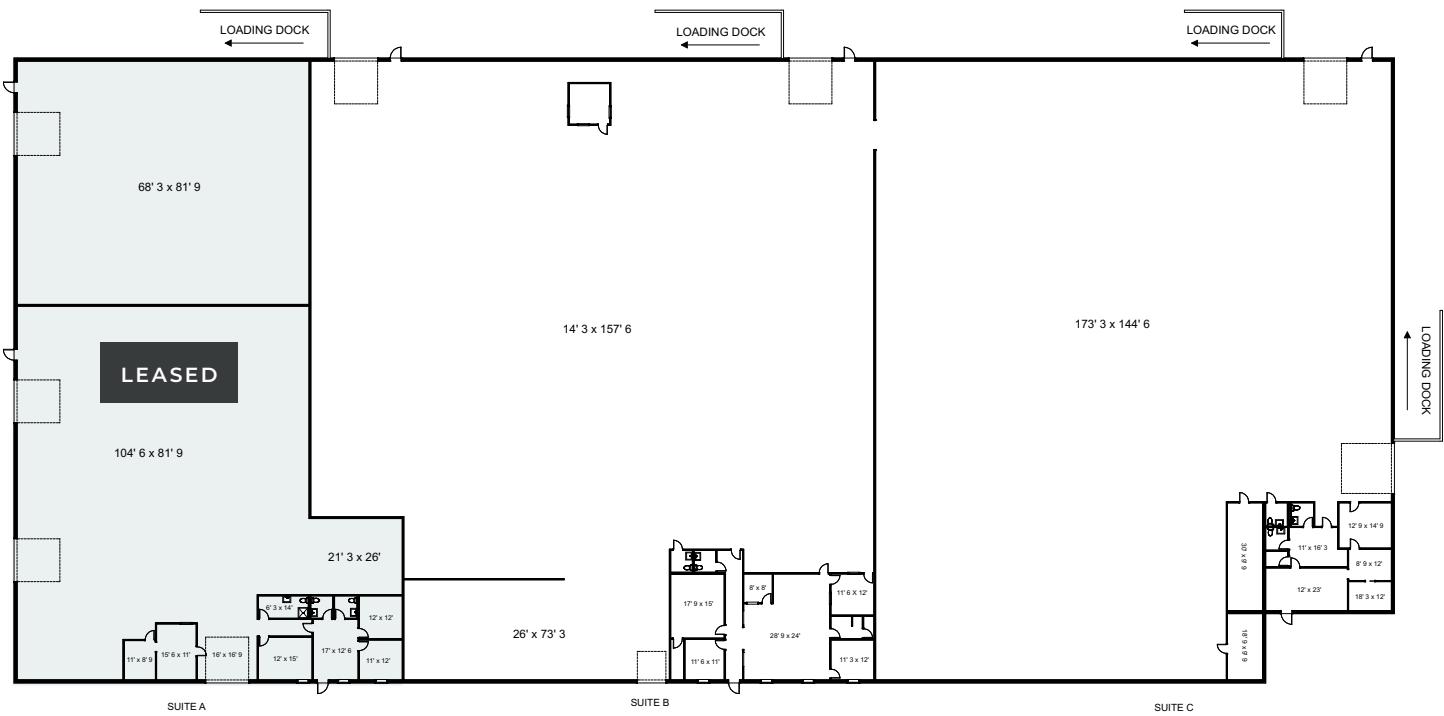


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## FLOORPLAN



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