

## FOR LEASE or FOR SALE - INDUSTRIAL

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

**FOR LEASE:** \$13.00 PSF (NNN) | 3% escalation 2<sup>nd</sup> yr.  
**FOR SALE:** \$650,000

**4,002 SF under air** | 1549 SF of Lobby/Reception, 3 offices, conference & training room, restroom and 1000 SF warehouse. The 2<sup>nd</sup> Floor has 1549 SF offices, storage, kitchenette, washer/dryer & 2<sup>nd</sup> restroom. Furniture included. Upgraded vinyl plank tile in restrooms, kitchenette & conf rm.



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



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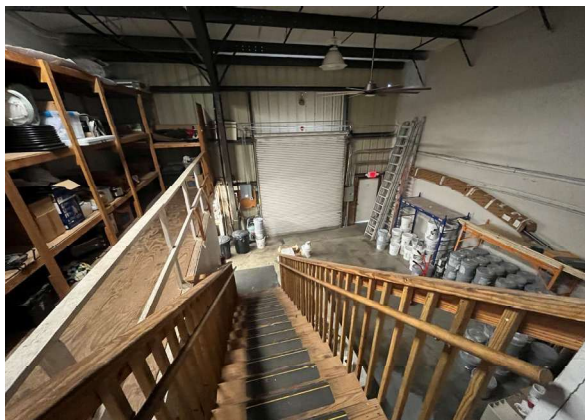


**REMAX REALTY GROUP**  
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## Demographics & Photos

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



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