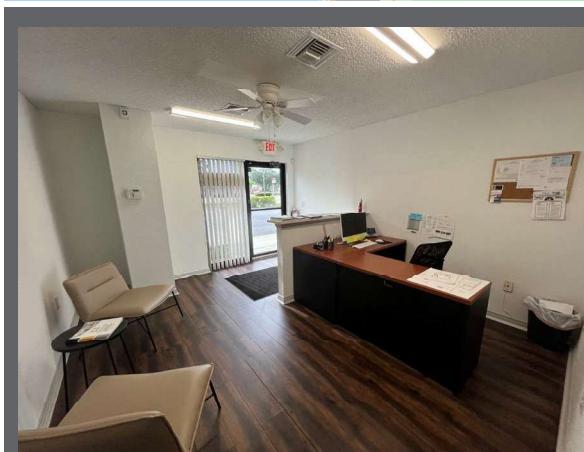


**FOR LEASE or FOR SALE - INDUSTRIAL**  
**12155 Metro Pkwy., #4 | Fort Myers, FL 33966**

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

**REMAX**  
COMMERCIAL®



**Pam Bratton, CCIM**  
2025 CCIM SWFL District President  
**(239) 989-7077**  
**pbratton@remax.net**



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For Lease/Sale – Industrial  
12155 Metro Pkwy., #4

Pam Bratton  
(239) 989-7077



## 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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