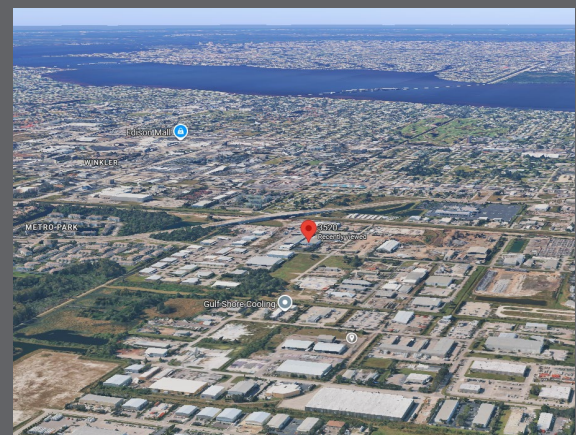


## FOR LEASE – HEAVY INDUSTRIAL

### 3520 Old Metro Pkwy. | Fort Myers, FL 33916

**FOR LEASE:** \$16.00 PSF (NNN)  
**AVAILABLE SPACE:** 22,451± SF  
**YEAR BUILT:** 1998  
**PARKING SPACES:** 16  
**STRAP:** 30-44-25-P4-00107.005A  
**ZONED:** IH – Heavy Industrial



<b>FIRE DISTRICT:</b>	Fort Myers
<b>UTILITIES:</b>	Lee County Utilities
<b>LOCATION:</b>	South of Hanson Str. & North of Metro Pkwy.
<b>PROPERTY DETAILS:</b>	<ul style="list-style-type: none"> <li>• 30-foot clearance</li> <li>• 4 truck well doors (10x10) and (1) Drive-In Door 10x14.</li> <li>• Sprinklers</li> <li>• 1,253 SF of Office/Showroom on the first floor and Office Space upstairs, 2 restrooms, and plenty of parking in a fenced lot.</li> </ul>



**Michael J. Frye, CCIM**  
 Hall of Fame, Lifetime Achievement  
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# REMAX

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RE/MAX REALTY GROUP

For Lease – Heavy Industrial  
3520 Old Metro Pkwy.

Michael J. Frye, CCIM  
(239) 281-0441



Pam Bratton  
(239) 989-7077



## Demographics & Photos

### DEMOGRAPHICS

3520 Old Metro Pkwy., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	34,444	154,750	515,057
<b>Median Age</b>	37	42	46
<b>Total Households</b>	13,723	64,768	214,054



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