



3150 OLD METRO PKWY | FORT MYERS, FL 33916

STANDALONE INDUSTRIAL LIGHT WAREHOUSE

FOR LEASE

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In Consultation With
Chase Mayhugh, SIOR, CCIM

Updated Industrial Space on Old Metro Pkwy

All renovations complete! Improvements to electrical system (three phase), new exterior skin, refreshed office and restrooms, new OH doors and man-doors, and LED high-bay lighting. New landscaping and parking lot. This functional standalone warehouse offers excellent accessibility within a well-established industrial corridor. Zoned Industrial Light, the property accommodates a wide range of business uses. Building and monument signage along Old Metro Pkwy provide valuable exposure for your company's branding. Contact us today to schedule a private tour.

PROPERTY DETAILS

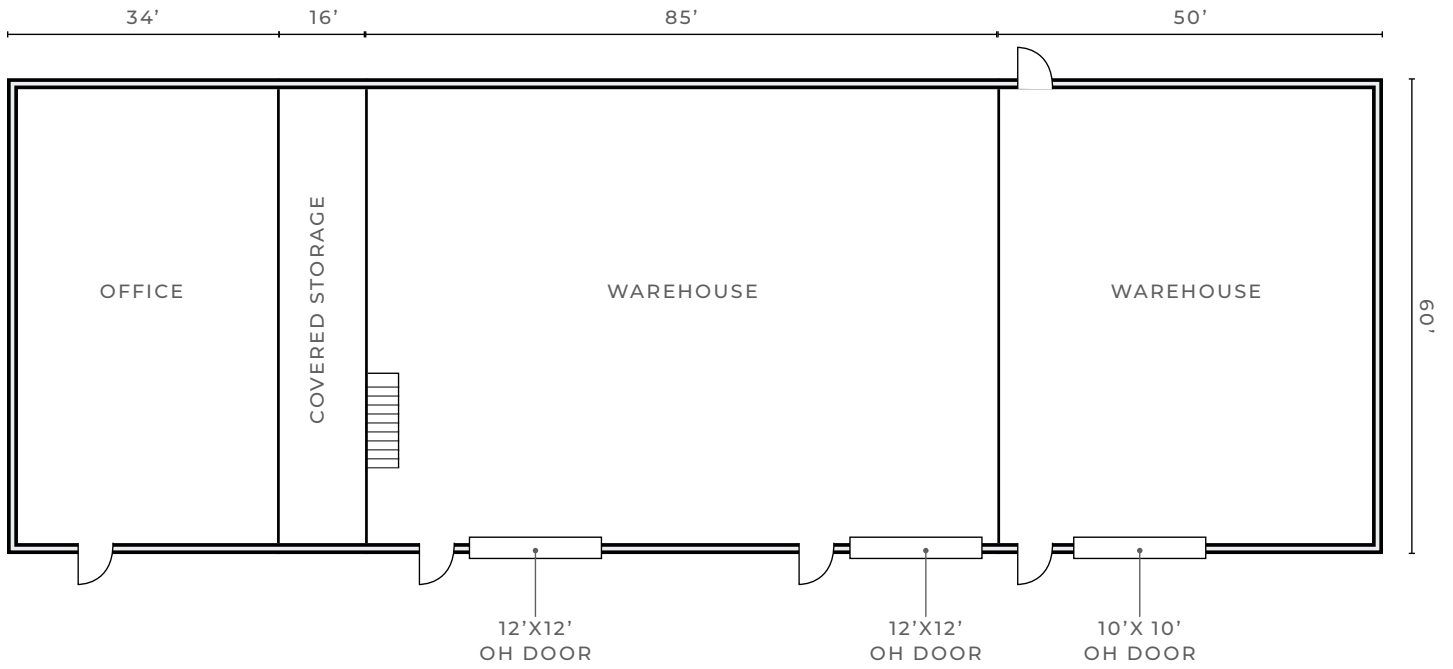
LEASE RATE	\$12.50 NNN
ZONING	IL
BUILDING SIZE	11,632SF
YEAR BUILT	1988 (2026 Remodel)
PARKING	18 Spaces



13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

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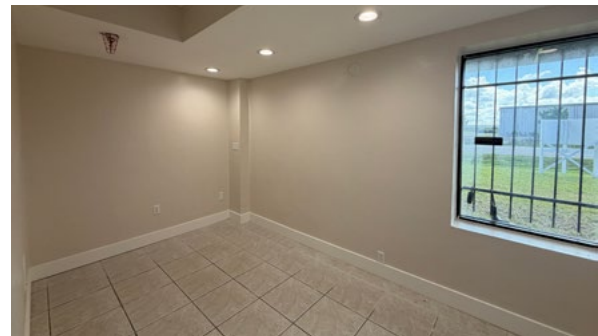
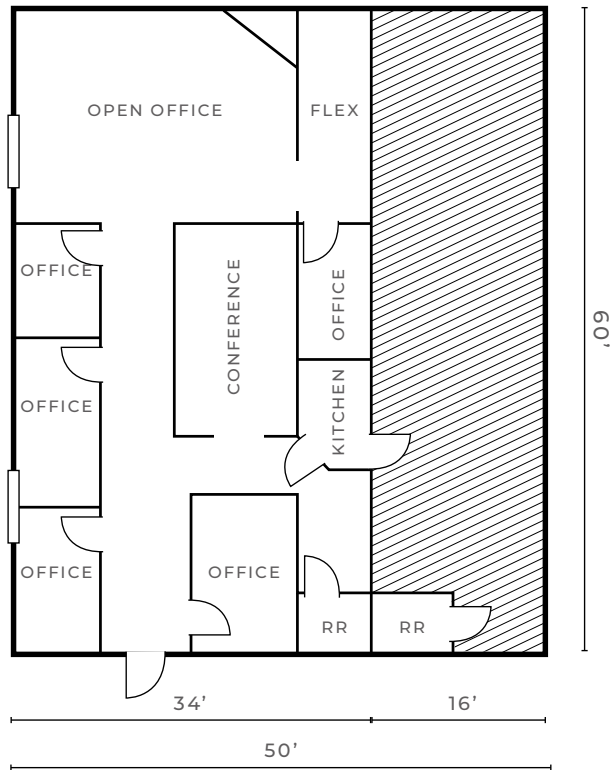
SITE PLAN

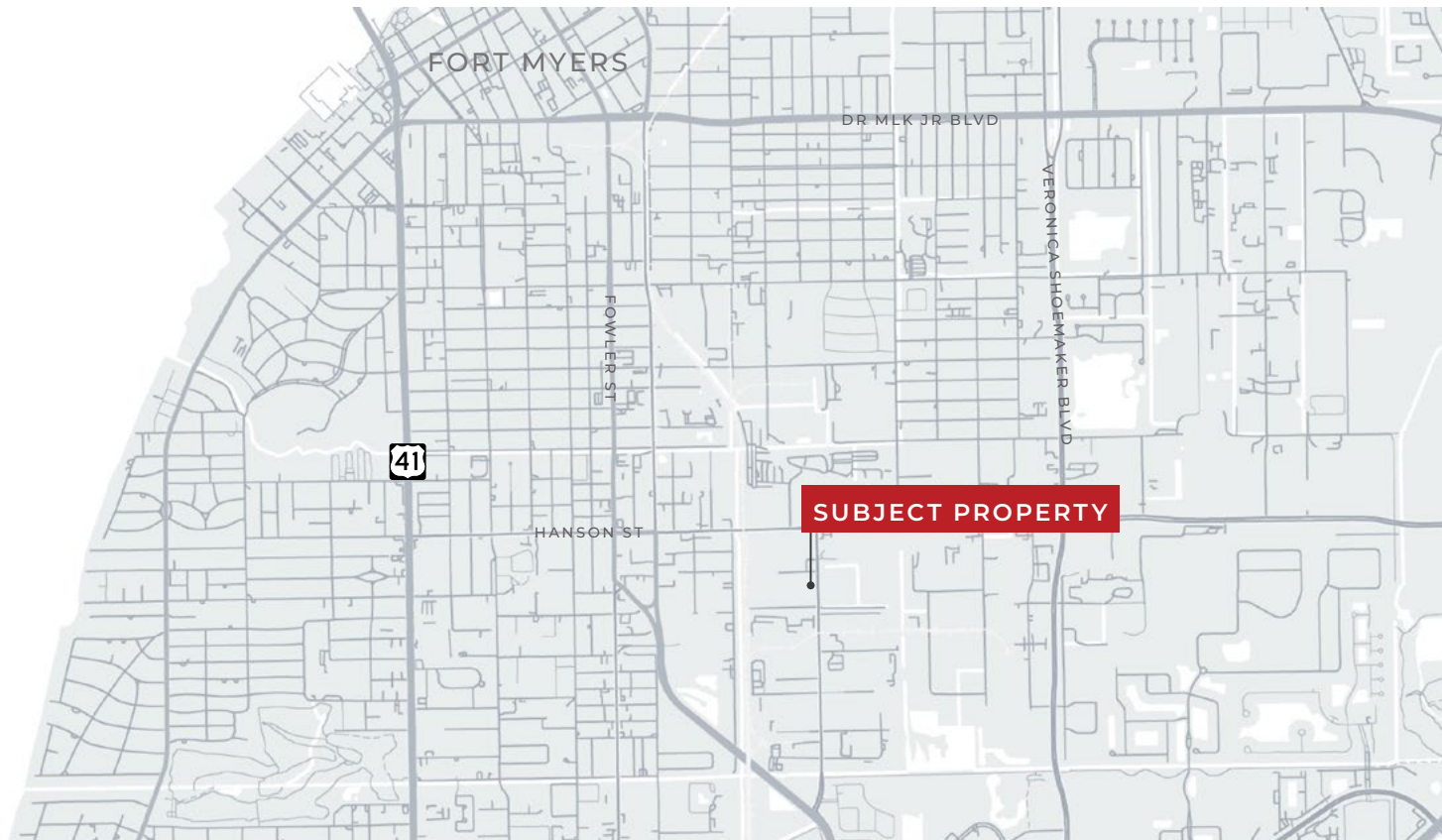


DETAILED OFFICE PLAN

2,082 SF OFFICE UNDER AIR

981 SF COVERED STORAGE (MEZZ ABOVE)





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