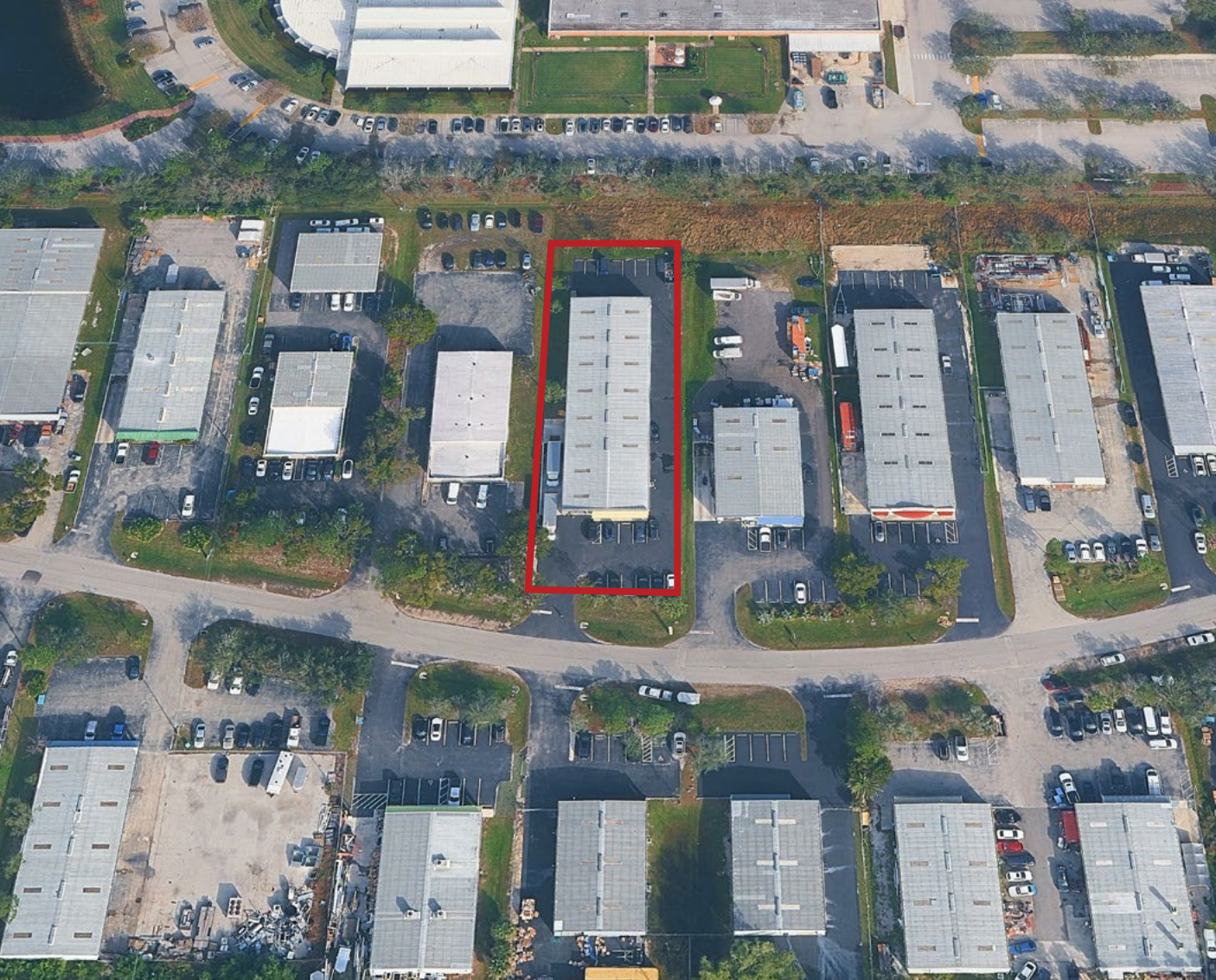




FOR SALE OR LEASE

6321 METRO PLANTATION RD | FORT MYERS, FL 33966

10,340± SF INDUSTRIAL FACILITY
WITH DOCK & GRADE-LEVEL LOADING



MAYHUGH
COMMERCIAL ADVISORS



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CHASE MAYHUGH, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com

JUSTIN ANKNEY, CCIM
239-933-5594
justin@mayhughcommercial.com

MAYHUGHCOMMERCIAL.COM



EXECUTIVE SUMMARY

Functional Industrial Facility with Flexible Loading & Central Fort Myers Access

6321 Metro Plantation Road presents an opportunity to acquire or lease a 10,340± SF industrial facility on 0.86± acres in Fort Myers. Zoned Industrial Light (IL), the property accommodates a broad range of warehouse, distribution, light manufacturing, and service-oriented operations while offering a highly functional combination of warehouse, office/showroom, and loading capabilities.

The building consists of approximately 8,589± SF of warehouse space and 1,751± SF of finished office/showroom space. Loading flexibility is a key feature, with three 12' x 14' overhead doors, including a truckwell with dock leveler, front grade-level access, and an additional electric overhead door at the rear. The warehouse offers 18' eave and 20' peak heights, four exhaust fans, and durable construction consisting of an 8' CBS base with metal construction above. The office/showroom component features a large open area, two private offices, kitchenette, and two restrooms.

Positioned along the Metro Parkway corridor between Daniels Parkway and Colonial Boulevard, the property offers convenient connectivity within the Fort Myers industrial market and easy ingress and egress from multiple directions. Offered for sale at \$2,215,700 or for lease at \$15.00/SF NNN plus \$3.50/SF CAM & operating expenses, the property provides flexibility for owner-users, tenants, and investors seeking a well-positioned industrial asset.

Dock & Grade-Level Loading | 18' Eave Height | IL Zoning | Central Metro Parkway Location

SALE OFFERING

PRICE	\$2,215,700
PRICE PER SF	\$214.28

LEASE OFFERING

RENT	\$15.00/SF
LEASE TYPE	NNN
CAM/OPEX	\$3.50/SF

PROPERTY DETAILS

ADDRESS	6321 Metro Plantation Rd, Fort Myers, FL 33966
BUILDING SF	10,340± SF
YEAR BUILT	1998
PARCEL SIZE	0.86± AC
PARCEL NUMBER	07-45-25-05-00000.0090
ZONING	IL
GRADE LEVEL OH DOORS	(1) 12' X 14' + (1) 12' X 14' Electric
TRUCKWELL OH DOOR	(1) 12' x 14'
PEAK HEIGHT	20'
EXHAUST FANS	4

THE OPPORTUNITY

INDUSTRIAL FLEXIBILITY DESIGNED AROUND EFFICIENT OPERATIONS

Features industrial users need most, efficient loading, functional clear heights, a predominantly warehouse configuration, and dedicated office/showroom space.

With approximately 83% of the building dedicated to warehouse operations, the property provides substantial working and storage capacity while retaining a professional front-of-house environment for administrative, sales, or customer-facing functions.

A major advantage is the property's versatile loading configuration. A truckwell with dock leveler supports traditional dock-height deliveries, while grade-level overhead access provides flexibility for vehicles, equipment, and drive-in operations. Combined with IL zoning, three 12' x 14' overhead doors, 18'-20' building heights, and four exhaust fans, the facility can accommodate a variety of warehouse, distribution, service, and light manufacturing requirements. Its Metro Parkway location between Daniels Parkway and Colonial Boulevard further positions users within one of Fort Myers' established industrial corridors.

OPPORTUNITIES FOR USE

Warehouse / Distribution

8,589± SF WAREHOUSE • TRUCKWELL & DOCK LEVELER • MULTIPLE LOADING POINTS • 18' EAVE HEIGHT

Light Manufacturing

IL ZONING • FOUR EXHAUST FANS • OPEN WAREHOUSE CONFIGURATION • OVERSIZED OVERHEAD DOORS

Service / trade Users

GRADE-LEVEL ACCESS • OFFICE/ SHOWROOM • CENTRAL FORT MYERS LOCATION • EASY INGRESS/EGRESS

Owner-User Investment

FREESTANDING INDUSTRIAL ASSET • SALE OR LEASE FLEXIBILITY • FUNCTIONAL IMPROVEMENTS • ESTABLISHED INDUSTRIAL CORRIDOR

OPPORTUNITY HIGHLIGHT



10,340± SF INDUSTRIAL FACILITY WITH
8,589± SF WAREHOUSE



TRUCKWELL WITH DOCK LEVELER



THREE 12' X 14' OVERHEAD DOORS



18' EAVE / 20' PEAK HEIGHTS



1,751± SF OFFICE / SHOWROOM



INDUSTRIAL LIGHT (IL) ZONING



FOUR EXHAUST FANS

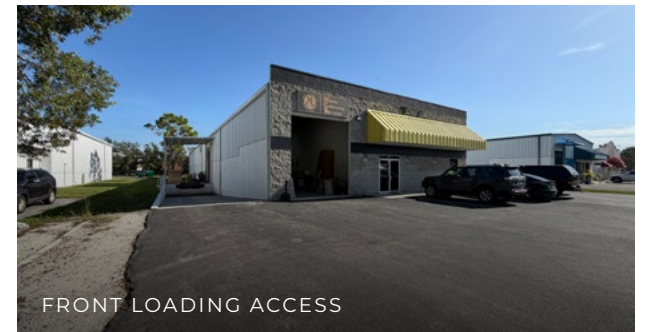


CENTRAL METRO PARKWAY POSITIONING

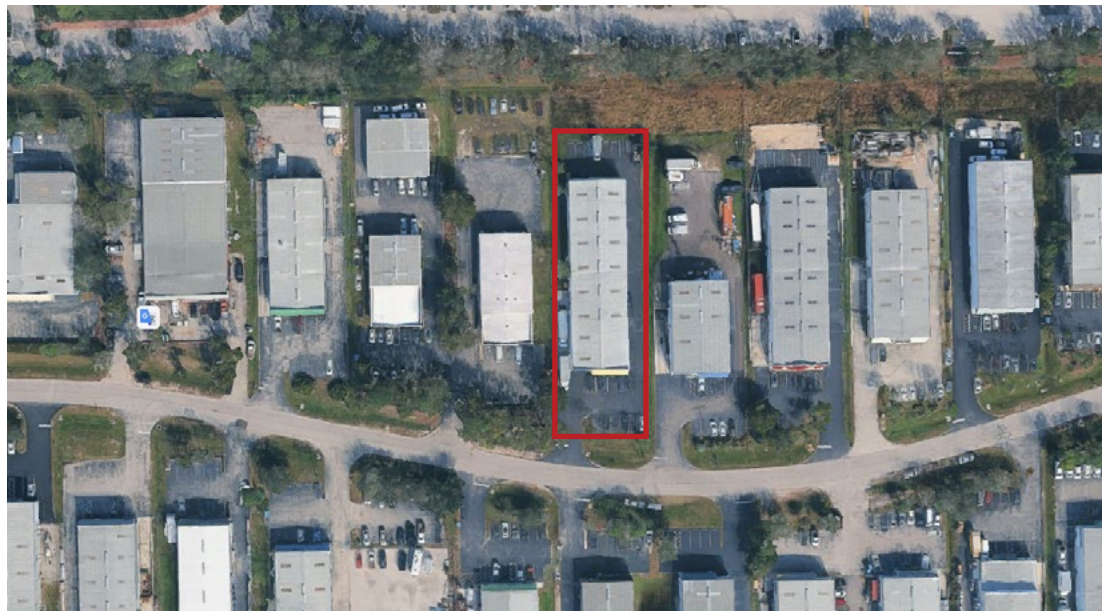
THE OPPORTUNITY

LOADING FLEXIBILITY THAT SETS THE PROPERTY APART

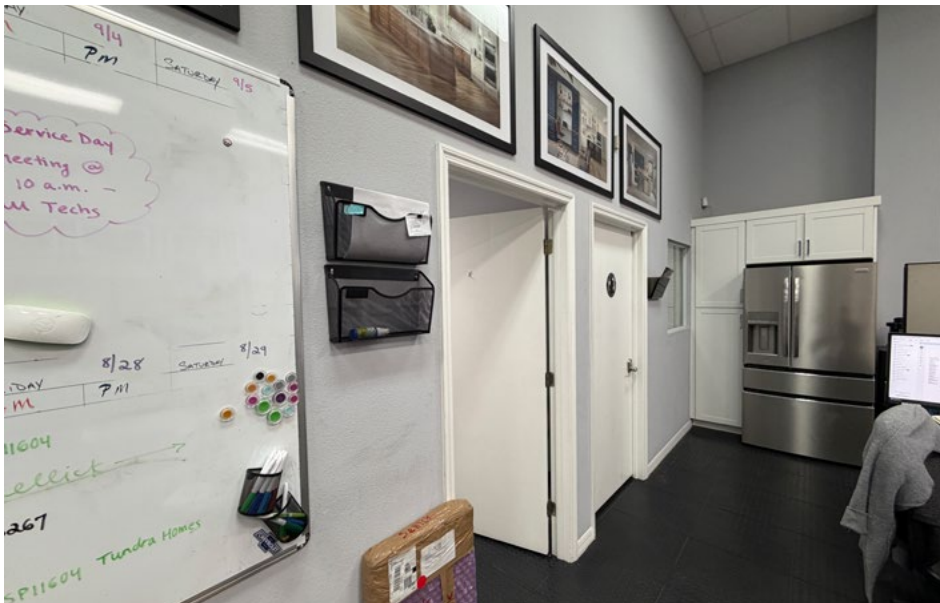
The combination of dock-high and grade-level loading is one of the strongest operational selling points of 6321 Metro Plantation Road. A truckwell with dock leveler accommodates efficient freight and delivery operations, while grade-level overhead doors at the front and rear provide convenient drive-in access for vehicles, equipment, and materials. Together, the three oversized 12' x 14' overhead doors give users multiple ways to move goods through the facility and adapt the building to their specific workflow.



PHOTOS - EXTERNAL



PHOTOS - INTERNAL



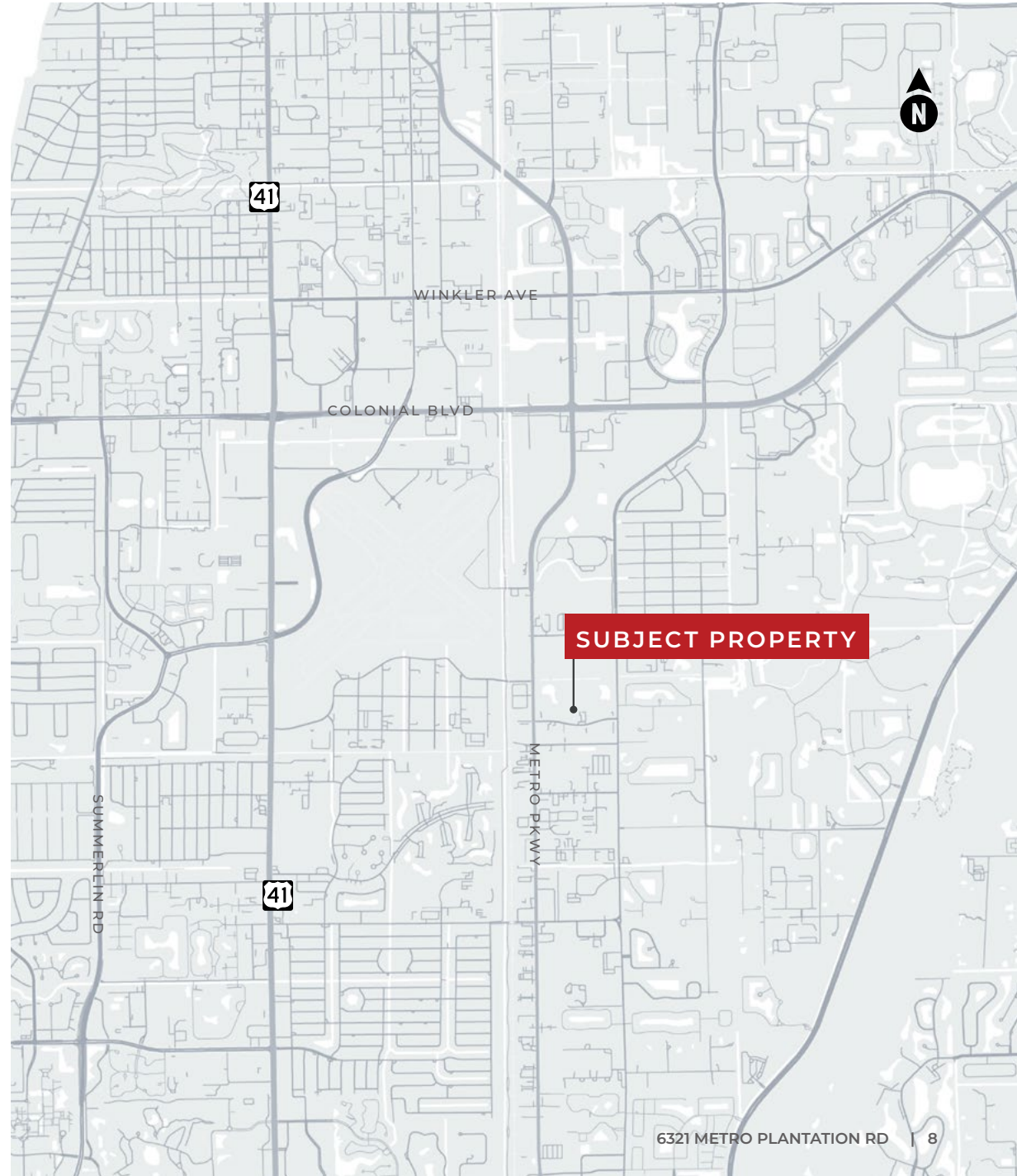
LOCATION OVERVIEW

Central Fort Myers Industrial Location with Excellent Regional Connectivity

Strategically positioned along the Metro Parkway corridor between Daniels Parkway and Colonial Boulevard, placing the property within one of Fort Myers' established industrial and commercial areas. This central location provides convenient access from multiple directions and supports efficient movement throughout the greater Fort Myers market, making it particularly well suited for warehouse, distribution, light manufacturing, and service-oriented businesses.

The property's location complements its operational functionality, providing businesses with a central base from which to serve customers, receive deliveries, and access surrounding employment and commercial centers. Its position between two of the area's primary east-west corridors—Daniels Parkway and Colonial Boulevard—enhances connectivity and reinforces the property's appeal for users seeking both industrial functionality and convenient regional access.

-  **CENTRAL METRO PARKWAY CORRIDOR** – Strategically positioned between Daniels Parkway and Colonial Boulevard..
-  **MULTI-DIRECTIONAL ACCESSIBILITY** – Easy ingress and egress from all four directions supports efficient daily operations.
-  **ESTABLISHED FORT MYERS INDUSTRIAL MARKET** – Well positioned for warehouse, distribution, light manufacturing, and service-oriented users.



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