



FOR LEASE OR SALE



MAYHUGH
COMMERCIAL ADVISORS

12180 METRO PKWY | FORT MYERS, FL 33966

FULLY CONDITIONED HIGH-CLEAR RETAIL/INDUSTRIAL FACILITY

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EXECUTIVE SUMMARY

High-Clear, Fully Conditioned Facility Offering Exceptional Operational Flexibility

12180 Metro Parkway presents a distinctive opportunity to acquire or lease a 32,038± SF freestanding retail/industrial facility on 2.17± acres in Fort Myers. Zoned CPD, the property offers the flexibility to accommodate a broad range of retail, warehouse, distribution, light manufacturing, and specialty uses, creating opportunities for both traditional industrial occupancy and adaptive reuse.

A defining feature of the property is its fully insulated and air-conditioned warehouse, combined with impressive vertical clearance reaching 18' at the eave and 35' at the peak. Covered loading includes a truckwell and grade-level access, each served by a 12' x 14' overhead door. Additional infrastructure includes 3-phase electrical service, fire sprinklers, four exhaust fans, and a large open warehouse configuration capable of supporting a variety of operational requirements.

Approximately 1,744± SF of finished office space provides five private offices, a conference room, break room, and restrooms, with additional mezzanine space available for office or storage. Located along the Metro Parkway corridor between Daniels Parkway and Colonial Boulevard, the property combines significant building functionality with a central Fort Myers location. Offered at \$12.50/SF NNN for lease or \$6,400,000 for sale, 12180 Metro Parkway provides a compelling opportunity for tenants, owner-users, and investors seeking a flexible large-format facility.

35' Peak Height. Fully Conditioned Warehouse. Flexible CPD Zoning. One Facility with Multiple Possibilities.

LEASE OFFERING

RENT	\$12.50
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LEASE TYPE	NNN
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SALE OFFERING

PRICE	\$6,400,000
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PRICE PER SF	\$199.76
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PROPERTY DETAILS

ADDRESS	12180 Metro Pkwy, Fort Myers, FL 33966
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BUILDING SF	32,038± SF
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YEAR BUILT	2004
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PARCEL SIZE	2.17± AC
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PARCEL NUMBER	18-45-25-05-0000B.0020
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ZONING	CPD
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GRADE LEVEL OH	(1) 12' X 14'
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TRUCKWELL OH	(1) 12' x 14'
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PEAK HEIGHT	35'
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EXHAUST FANS	4
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THE OPPORTUNITY

INDUSTRIAL FUNCTIONALITY MEETS LARGE-FORMAT FLEXIBILITY

Combination of high-clear warehouse space, full air conditioning, flexible zoning, and substantial existing building infrastructure.

At more than 32,000 SF, the facility provides the scale required by larger operators while maintaining a predominantly open configuration that can be adapted around the needs of the end user. Its 35' peak height creates valuable vertical capacity, while 3-phase power, fire sprinklers, exhaust ventilation, and full insulation provide infrastructure capable of supporting a broad range of operations

The property's CPD zoning further expands its potential beyond traditional warehouse occupancy. Retail, distribution, light manufacturing, showroom, and other specialty concepts can take advantage of the building's combination of customer-facing and operational space. For businesses requiring climate-controlled storage or production space, the fully air-conditioned warehouse is a particularly valuable feature that can eliminate the significant expense and complexity of conditioning a conventional industrial facility after occupancy

Loading functionality is supported by both a truckwell and grade-level overhead door, providing flexibility for freight deliveries as well as equipment and vehicle access. Meanwhile, approximately 1,744± SF of finished office, additional mezzanine space, and the property's 2.17± acre site provide a balanced environment for administrative, operational, and storage functions. Together, these features create an unusually adaptable facility capable of evolving with an occupant's business model and long-term space requirements.

OPPORTUNITY HIGHLIGHT



32,038± SF FREESTANDING FACILITY



FULLY AIR-CONDITIONED WAREHOUSE



EXCEPTIONAL 35' PEAK HEIGHT



TRUCKWELL + GRADE-LEVEL LOADING



FLEXIBLE CPD ZONING



3-PHASE ELECTRICAL SERVICE



FIRE SPRINKLER SYSTEM



1,744± SF FINISHED OFFICE COMPONENT



ADDITIONAL MEZZANINE SPACE



2.17± ACRE METRO PARKWAY SITE

THE OPPORTUNITY

ONE FACILITY. A BROAD RANGE OF POTENTIAL USES.

The versatility of 12180 Metro Parkway extends beyond the building itself. The property's approved Commercial Planned Development (CPD) zoning provides for a broad schedule of uses spanning industrial, warehouse, service, commercial, office, and specialty operations. Combined with the building's 32,038± SF footprint, fully conditioned warehouse, 35' peak height, loading capabilities, 3-phase power, and fire sprinkler system, the zoning creates opportunities for a wide range of potential occupants.

The approved schedule includes uses ranging from warehousing, processing and warehousing, manufacturing, contractors and builders, automobile repair and service, business services, and research and development laboratories to administrative offices, health clubs or spas, commercial schools, printing and publishing, and certain retail and wholesale operations. The resolution also specifically permits additional uses including boat parts stores, boat repair and service, factory outlets, farm equipment sales/storage/rental/service, freight and cargo handling establishments, hardware stores, and certain health care facilities.

CPD ZONING

Industrial + Warehouse + Service + Commercial + Specialty Uses

This breadth of potential occupancy is particularly compelling when paired with a facility that can physically accommodate such varied operations. A user requiring warehouse and distribution capacity can take advantage of the truckwell, grade-level loading, and high-clear space, while businesses requiring a more employee- or customer-oriented environment benefit from a fully air-conditioned facility and existing finished office component. For owner-users and investors alike, the combination of flexible zoning and adaptable building infrastructure creates multiple paths for occupancy and long-term use.



WAREHOUSE & DISTRIBUTION

- Warehouse
- Mini-Warehouse
- Processing & Warehousing
- Freight & Cargo Handling
- Storage



MANUFACTURING & PRODUCTION

- Manufacturing
- Machine Shop
- Research & Development Laboratories
- Printing & Publishing
- Photo Finishing Laboratory



CONTRACTOR & SERVICE OPERATIONS

- Contractors & Builders
- Cleaning & Maintenance Services
- Business Services
- Repair Shops
- Essential Services



AUTOMOTIVE & EQUIPMENT

- Automobile Repair & Service
- Vehicle & Equipment Dealers
- Farm Equipment Sales, Storage, Rental or Service



SPECIALTY COMMERCIAL

- Health Club or Spa
- Commercial Schools
- Motion Picture Production Studios
- Rental or Leasing Establishments
- Factory Outlet



RETAIL & TRADE-ORIENTED

- Hardware Store
- Building Material Sales
- Boat Parts Store
- Certain Retail & Wholesale Sales
- Paint, Glass & Wallpaper Sales

Permitted uses are subject to the property's approved CPD, Master Concept Plan, applicable conditions, and current governmental regulations. Prospective purchasers and tenants should independently verify that their intended use is permitted.

PROPERTY AERIAL



PHOTOS - EXTERNAL



PHOTOS - INTERNAL - WAREHOUSE



PHOTOS - INTERNAL - OFFICE



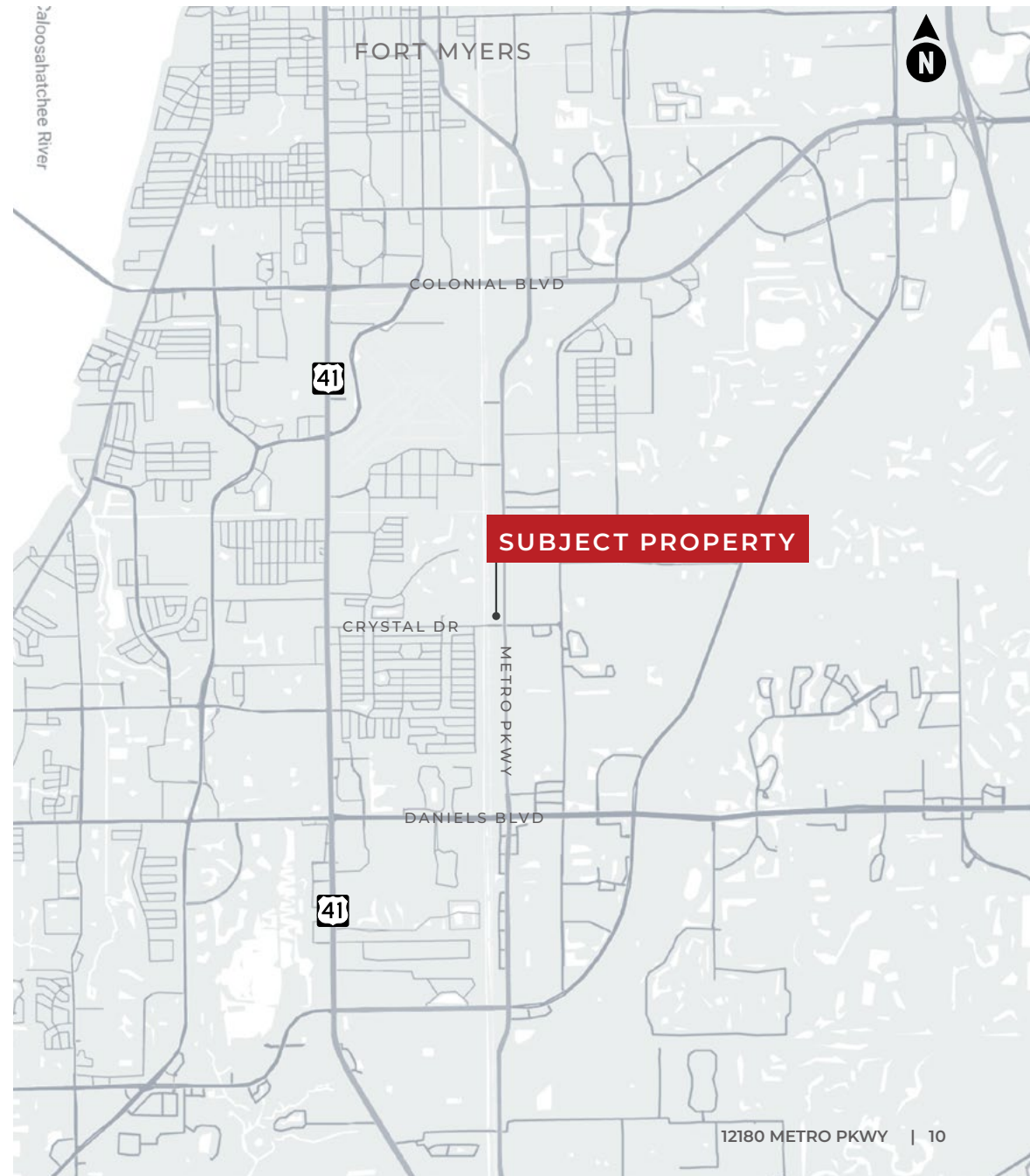
LOCATION OVERVIEW

Central Metro Parkway Location with Strong Regional Connectivity

12180 Metro Parkway is strategically positioned along one of Fort Myers' established commercial and industrial corridors, between Daniels Parkway and Colonial Boulevard. This central location complements the property's large-format retail/industrial functionality, providing businesses with convenient access to surrounding commercial districts, employment centers, customers, and the broader Fort Myers market.

The Metro Parkway location is particularly well suited for warehouse, distribution, light manufacturing, showroom, and other commercial users that benefit from a central operating base. Combined with the property's flexible CPD zoning, the location supports a wide range of potential occupancy strategies while providing the accessibility needed for employees, customers, deliveries, and day-to-day business operations.

-  **METRO PARKWAY FRONTAGE** – Positioned directly along an established Fort Myers commercial and industrial corridor.
-  **BETWEEN DANIELS & COLONIAL** – Centrally located between two of the area's primary east-west corridors.
-  **CENTRAL FORT MYERS POSITIONING** – Well suited as a base for businesses serving Fort Myers and the broader Lee County market.
-  **COMMERCIAL & INDUSTRIAL SETTING** – A location that complements the property's flexible retail, warehouse, distribution, and light manufacturing potential.



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