

**FREE STANDING OFFICE/INDUSTRIAL BUILDING**

**11901 Metro Parkway**

*Fort Myers, FL 33966*

**BUILDING ONLY**



**PREMISES:**

- Business is not included in sale
- 1.66 +/- Acres
- Total Building Size: 16,800 +/- SF
  - ◆ 8,200 +/- Built-Out Office Space
  - ◆ 3,000 +/- Air Conditioned Warehouse
  - ◆ 5,600 +/- Unfinished Office / Warehouse with separate entrance
- (3) 12 foot high roll-up doors
- 49 parking spaces

**SALE PRICE:** \$1,850,000 (\$110 PSF)

**LEASE RATE:** \$8.00 PSF + NNN

**ZONING:** IL (Lee County)

**LOCATION:** Located on the corner of Metro Parkway and Topaz Court in Fort Myers



Rear Elevation

Andrew DeSalvo, MBA, ALC  
Commercial Broker  
AndrewD@premiermail.net

Matthew Stepan, CCIM  
Commercial Associate  
MattS@premiermail.net

27400 Riverview Center Blvd., Suite #4  
Bonita Springs, FL 34134  
239.992.1200  
www.premcomm.com



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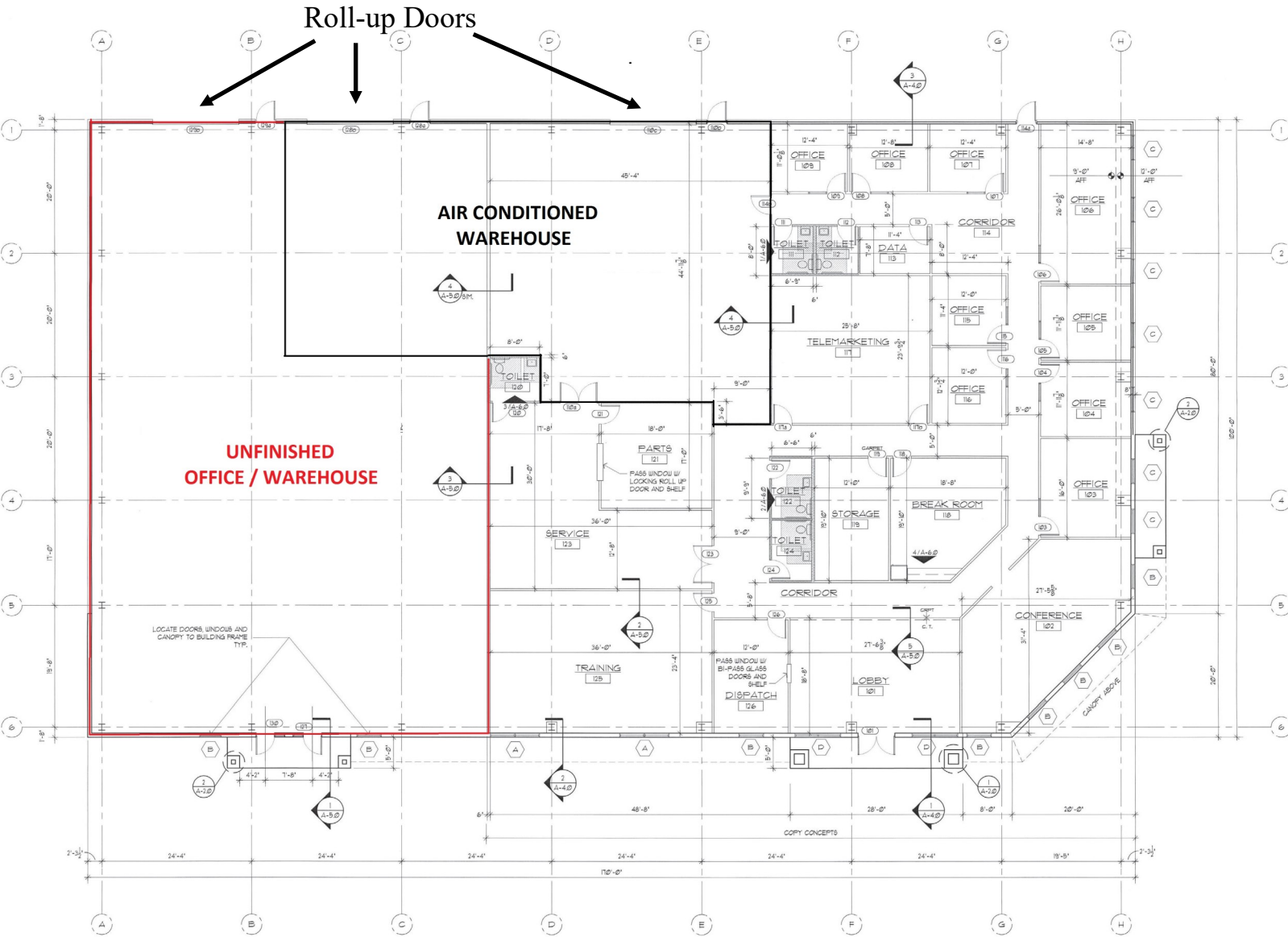
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**FLOOR PLAN**



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*All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice.*



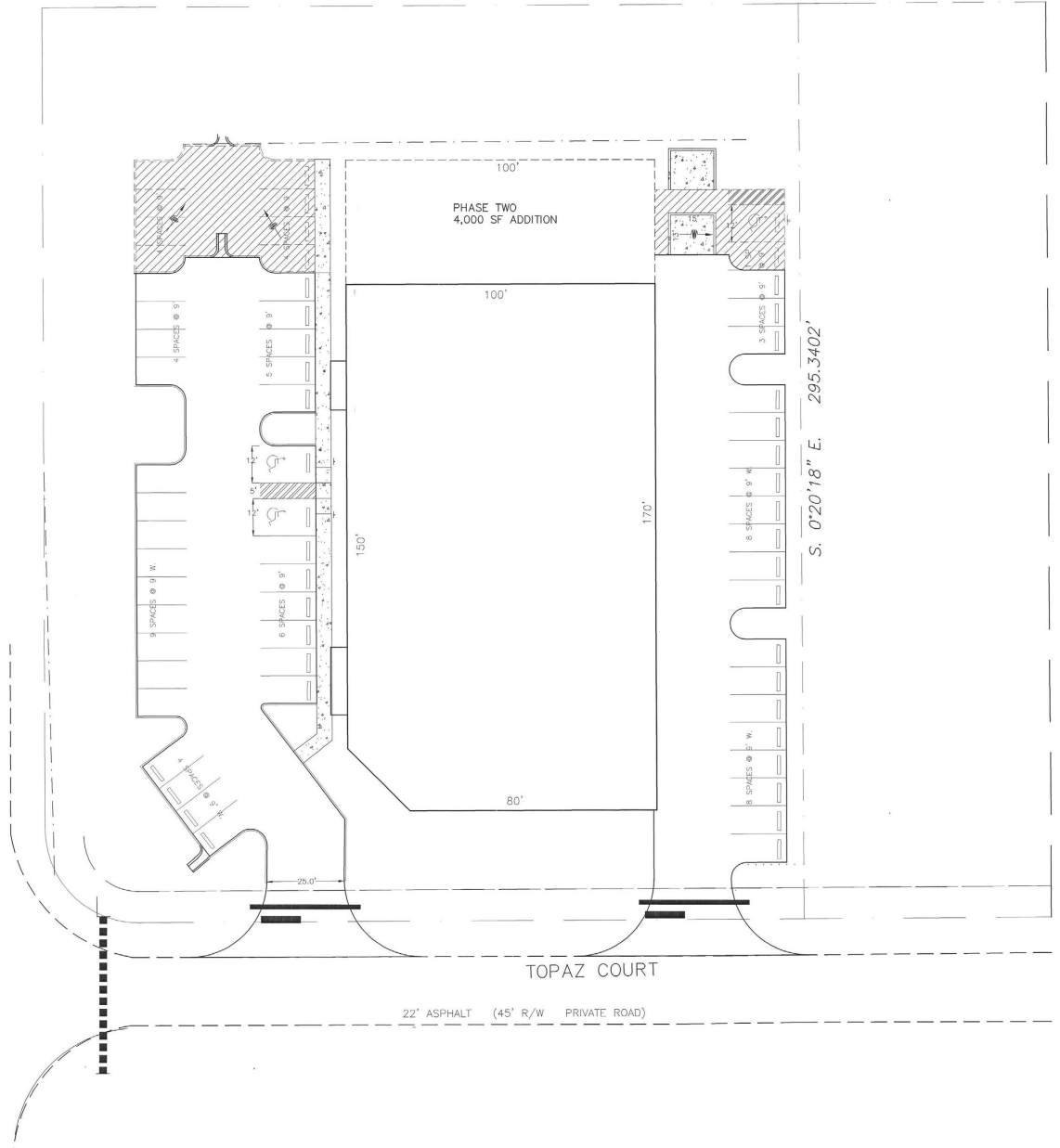
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## SITE PLAN



C METRO PARKWAY (100' WIDE STATE ROAD - ARTERIAL)



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