

WAREHOUSE/SHOWROOM

METRO PARKWAY CORRIDOR



FOR SALE OR LEASE

6170 IDLEWILD STREET, FORT MYERS, FL 33966



SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
15,390	\$9.50	\$12,183.75	\$4.00	\$5,130.00	\$865.69	\$18,179.44

- SALE PRICE:** \$2,895,000 (\$188.11 PSF)
- LEASE RATE:** \$9.50 PSF NNN + \$4.00 PSF CAM
- SIZE:** 15,390± SF on 1.09± Acre
- LOCATION:** Off Metro Parkway on Idlewild Street
- ZONING:** IL - Light Industrial (Lee County)
- YEAR BUILT:** 1994
- PARKING:** 16 Spaces
- O/H DOORS:** 2 grade level doors & 1 truckwell door
- EAVE HEIGHT:** 18'
- RE TAXES:** \$17,786.20 (2023)
- PARCEL ID:** 07-45-25-00-00002.0060

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This 15,390± SF warehouse/showroom in Central Fort Myers is situated in the industrial corridor off Metro Parkway on Idlewild Street. This fully fenced property includes a 2,064± SF showroom with 2 private offices, a kitchen, and 2 bathrooms, and a 13,326± SF warehouse with 18' eave height, 2 grade level overhead doors, and a double truck well with a covered loading area. With 16 parking spaces, skylights in the warehouse, and full sprinkler coverage, this versatile space is ready to meet your business needs.

CONTACT
ENN LUTHRINGER, CCIM
 Partner
 239.481.3800 x206
 enn.luthringer@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
 Fort Myers, FL 33966
 1100 Fifth Ave. S, Suite 404
 Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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HIGHLIGHTS

- Central Fort Myers industrial corridor
- 18' Eave height
- 2 Grade level overhead doors
- Double truck well
- Fully sprinklered



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Partner

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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,791	73,647	154,152
EST. HOUSEHOLDS	1,532	32,841	70,413
EST. MEDIAN HOUSEHOLD INCOME	\$80,629	\$57,233	\$60,080
TRAFFIC COUNTS (2022)		4,000 AADT (Idlewild Street) 37,000 AADT (Metro Parkway)	

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