

OFFICE/WAREHOUSE METRO PARKWAY CORRIDOR



FOR LEASE

10898 METRO PARKWAY, UNIT B, FORT MYERS, FL 33966



SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
17,325	\$13.50	\$19,490.63	\$3.36	\$4,851.00	\$608.54	\$24,950.17

- LEASE RATE:** \$13.50 PSF NNN + \$3.36 PSF CAM
- SIZE:** 17,325± SF
- LOCATION:** On Metro Parkway, just north of Danley Drive
- ZONING:** IL - Light Industrial (Lee County)
- YEAR BUILT:** 1997
- PARKING:** 18 Spaces
- O/H DOORS:** 1 Grade Level Door & 7 Dock High Doors
- CEILING HEIGHT:** 20'

METRO PKWY OFFICE/WAREHOUSE

Available September 1, 2024! This prime 17,325± SF warehouse and office space offers direct access to central Fort Myers's most prominent business/industrial corridor. The property includes a 14,325± SF warehouse with an eave height of 20 feet, featuring one grade level door in front and seven dock high doors in the rear. The office area comprises 3,000± SF and includes a reception area, multiple offices, a conference room, a kitchen, and two bathrooms. Situated on Metro Parkway, the location provides 18 parking spaces in front, ensuring convenience for staff and visitors. With competitive lease rates, this location is ideal for your business. Secure this prime space today!

CONTACT
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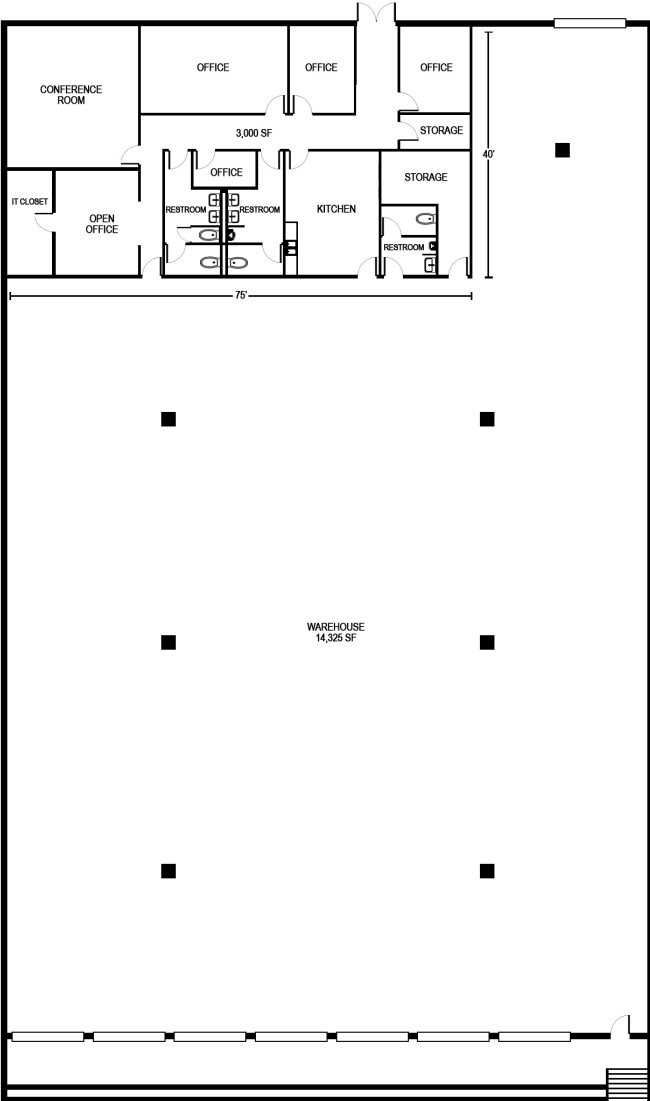
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HIGHLIGHTS

- Central Fort Myers industrial corridor
- Signage
- 20' Ceiling Height
- 1 Grade Level & 7 Dock High Overhead Doors



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