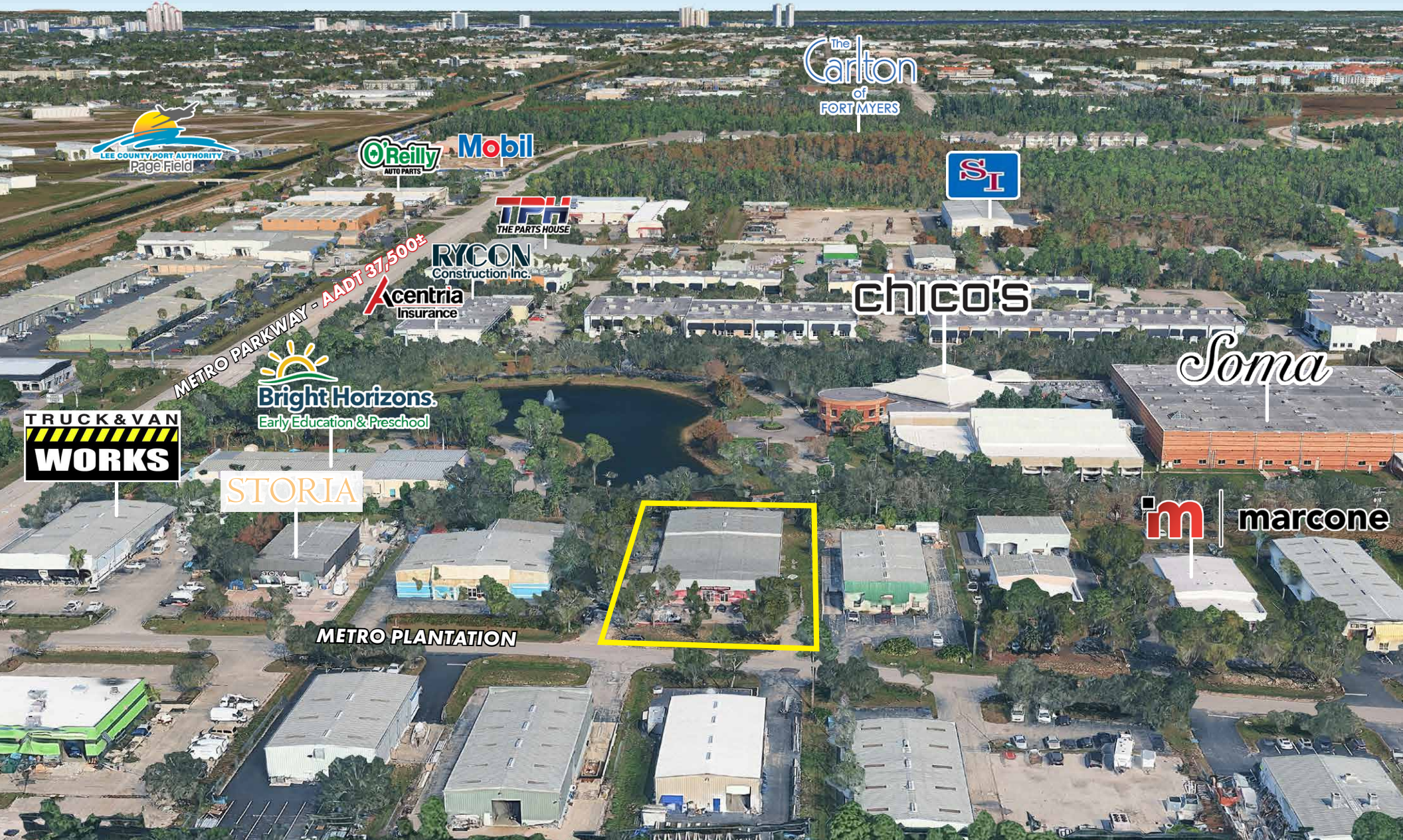




LSI
COMPANIES

OFFERING MEMORANDUM

6241 METRO PLANTATION

14,080± SQ. FT. INDUSTRIAL FLEX BUILDING FOR SALE

PROPERTY SUMMARY

Property Address: 6241 Metro Plantation Rd.
Fort Myers, FL 33966

County: Lee (unincorporated)

Property Type: Improved Industrial

Property Size: 1.01± Acres

Building Size: 14,080± Sq. Ft.

Zoning: Industrial Light (IL)

Tax Information: \$12,914.08 (2025)

STRAP Number: 07-45-25-05-00000.0050

LIST PRICE

\$2,750,000

\$195.31 PSF

LSI
COMPANIES

LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alexis North, CCIM

anorth@lsicompanies.com

o: (239) 489-4066 m: (239) 564-7456

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is please to present 6241 Metro Plantation Road. The property consists of approximately 14,080± Sq. Ft. on ±1.01 acres, and is located within Unincorporated Lee County. The building is partially occupied by a long-term tenant, provding an opportunity for an investor or owner-user to off-set property expenses while securing an additional tenant or planning future occupancy plans. The interior layout offers a functional combination of warehouse and office suitable for a variety of industrial and commercial users.

Strategically positioned off the Metro Parkway corridor, with convenient connectivity throughout Lee County and Southwest Florida. Metro Parkway serves as one of the area's principal north-south employment and industrial corridors, providing efficient access to Colonial Boulevard, Daniels Parkway, Six Mile Cypress Parkway, US-41 allowing businesses to efficiently serve Fort Myers, Cape Coral, Estero, Bonita Springs and the broader Southwest Florida market.

KEY TAKEAWAYS:

- 14,080± Sq. Ft. on 1.01± Acres
- Flexible lease terms for both investors and owner-users alike
- Positioned within the Metro Pkwy corridor which serves of primary arterial road connecting commercial and industrial users between Fort Myers and Greater Lee County
- Quick access to US-41, I-75 & both Daniels Parkway and Colonial Blvd.
- (4) 10' H x 10' W Overhead Doors
- Functional interior layout



PROPERTY HIGHLIGHTS

- **Property Size:** 1.01± Acres
- **Building Size:** 14,080± Sq. Ft.
 - Office: 2,661± Sq. Ft.
 - Warehouse: 11,419± Sq. Ft.
- 3 Phase Power
- **Year Built:** 1990
- **Construction:** Metal
- **Zoning:** Industrial Light
- **Flood Zone:** AH
- **Parking:** 25 spaces
 - 360 vehicular access
- Partially fenced

Approved Uses include, but are not limited to:

- Animal Clinic
- Auto Repair (Groups I, II)
- Business Services (Groups I, II)
- Contractors & builders (Groups I, II, III)
- Rental or leasing establishment (Groups II, III, IV)
- Storage, Indoor & open & mini warehouse
- Vehical & equipment dealers (Groups III, IV, V)
- Repair shops (Groups I, II, III, IV ,V)



Unit A & B

- **Unit Size:** 4,000± Sq. Ft.
 - (2) open air warehouse bays bifurcated by 744± under air office
- **Tenant:** Jordan's Automotive Repair
- **Clear Span:** 11' (drop down ceiling)
- **Overhead Doors:** (2) 10' H x 10' W
- **Tenant:** Jordan's Automotive Repair
- **Lease Term:** Month to month/ Modified Gross

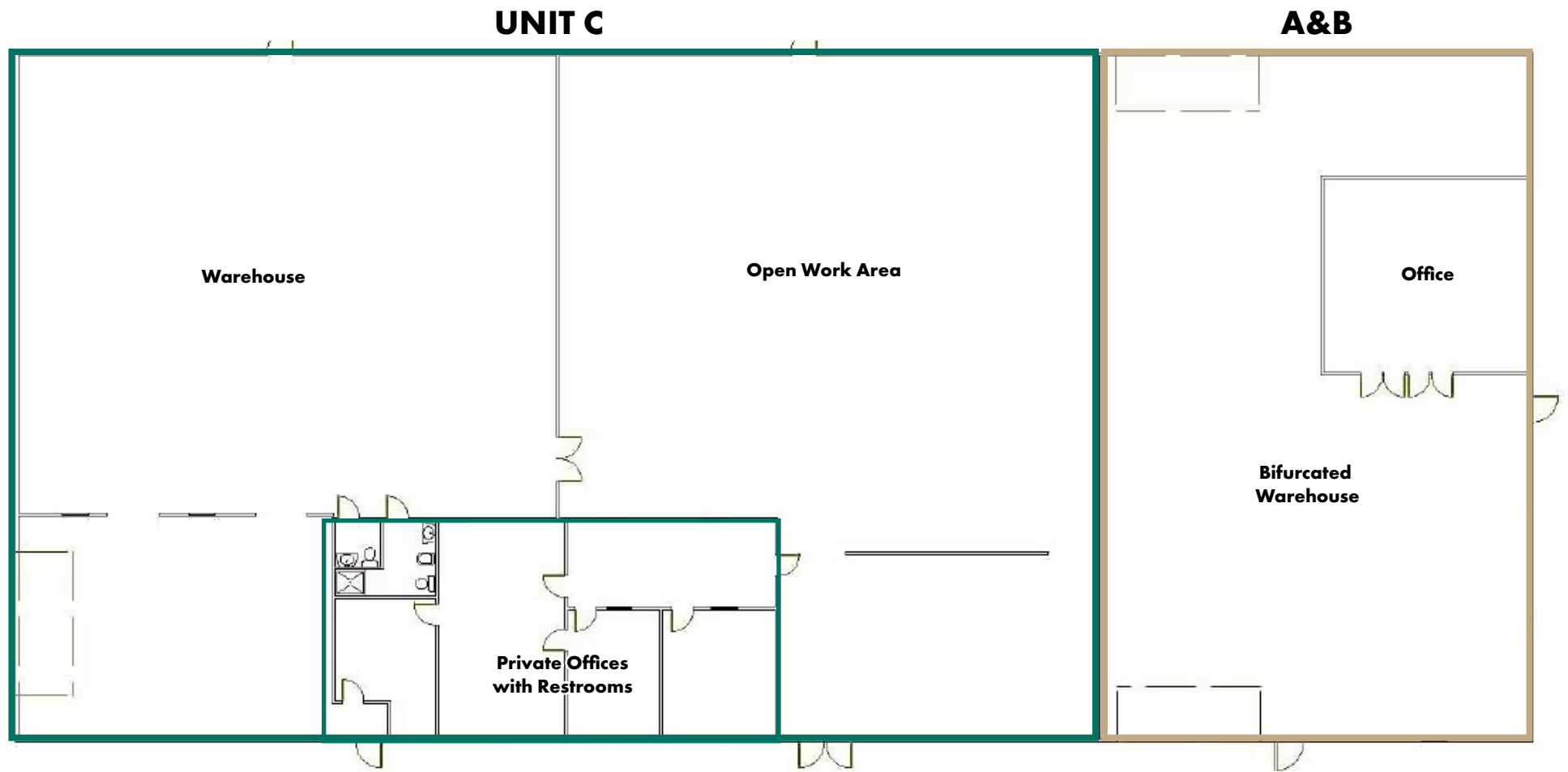
Unit C:

- **Tenant:** Vacant
- **Unit Size:** 10,080± Sq. Ft.
 - 8,163± Sq. Ft. open air warehouse/ open work space
 - 1,877± Sq. Ft. private offices/ restrooms, (previously AC'd)
- **Office Clear Span:** 11' (drop down ceiling)
- **Warehouse Clear Span:** 17 ft slopes to 15 ft
- **Overhead Doors:** (2) 10' H x 10' W(3) private offices

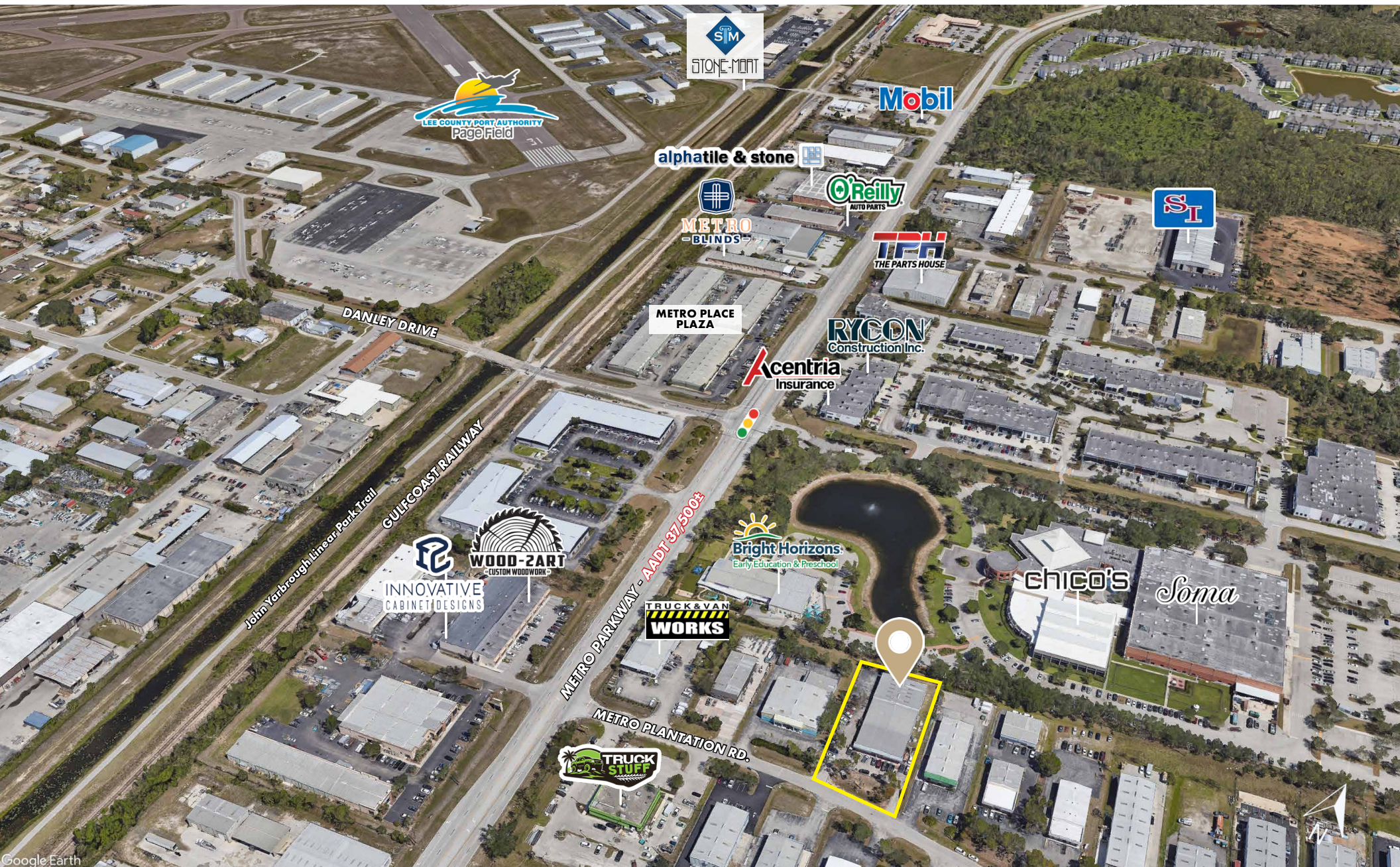


METRO PARKWAY - AADT 37,500±

FLOOR PLAN



PROPERTY AERIAL



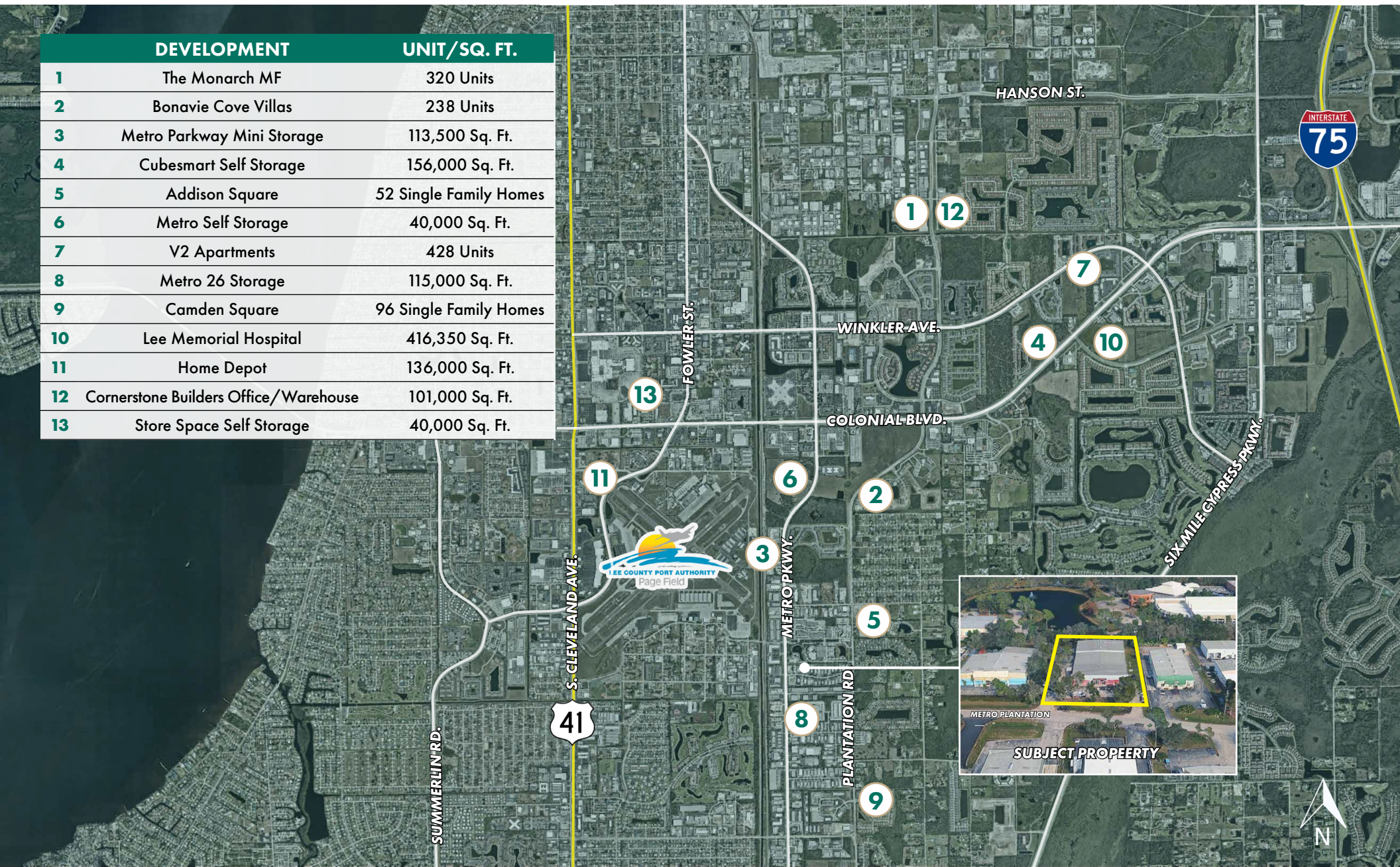
Google Earth

PROPERTY AERIAL



NEARBY DEVELOPMENTS

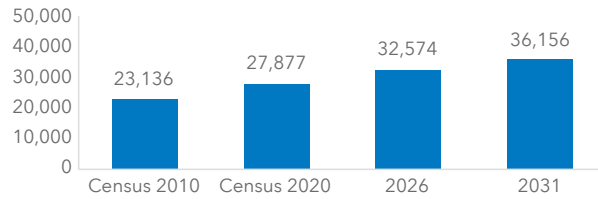
	DEVELOPMENT	UNIT/SQ. FT.
1	The Monarch MF	320 Units
2	Bonavie Cove Villas	238 Units
3	Metro Parkway Mini Storage	113,500 Sq. Ft.
4	Cubesmart Self Storage	156,000 Sq. Ft.
5	Addison Square	52 Single Family Homes
6	Metro Self Storage	40,000 Sq. Ft.
7	V2 Apartments	428 Units
8	Metro 26 Storage	115,000 Sq. Ft.
9	Camden Square	96 Single Family Homes
10	Lee Memorial Hospital	416,350 Sq. Ft.
11	Home Depot	136,000 Sq. Ft.
12	Cornerstone Builders Office/Warehouse	101,000 Sq. Ft.
13	Store Space Self Storage	40,000 Sq. Ft.



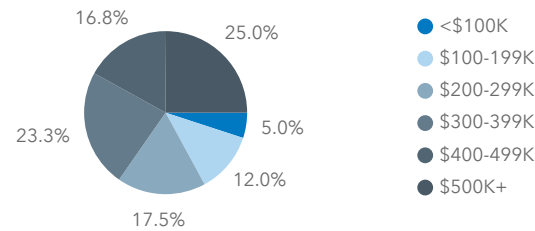
AREA DEMOGRAPHICS

10-MILE RADIUS

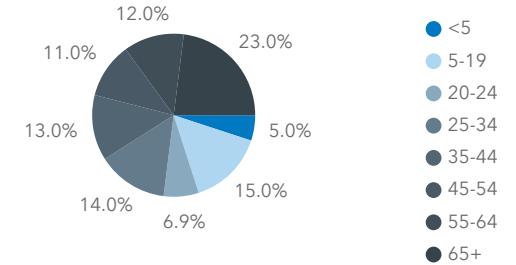
Households



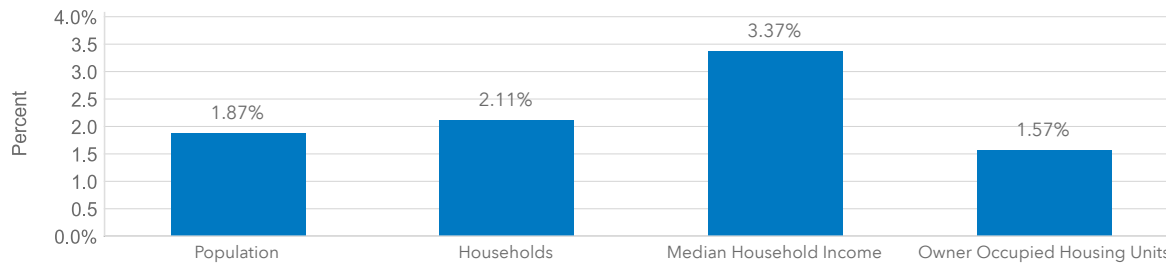
Home Value



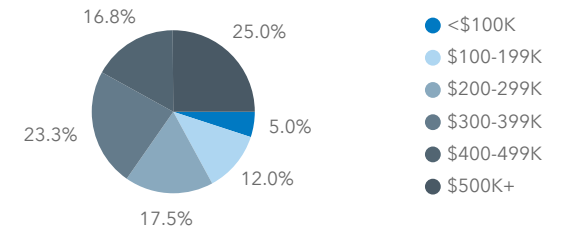
Population by Age



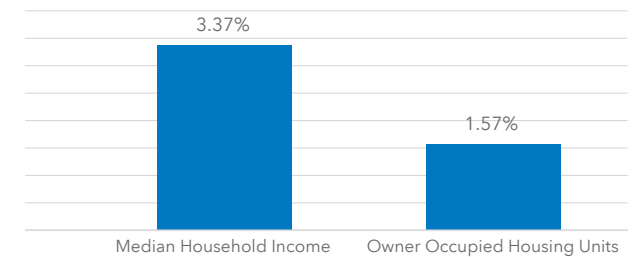
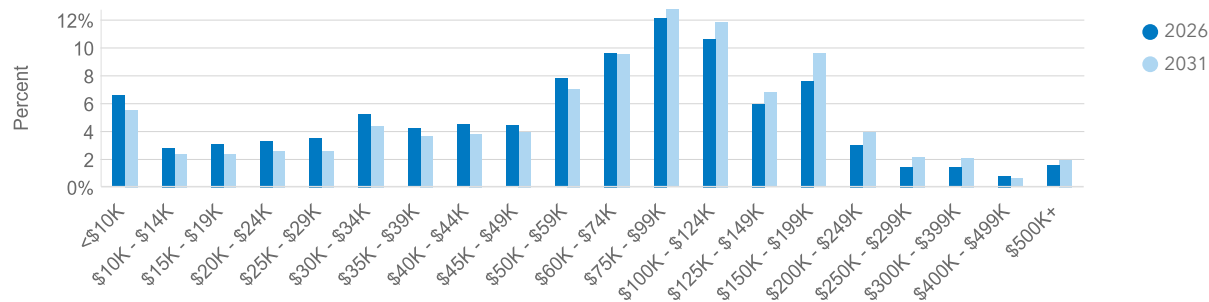
2026-2031 Annual Growth Rate



Home Value



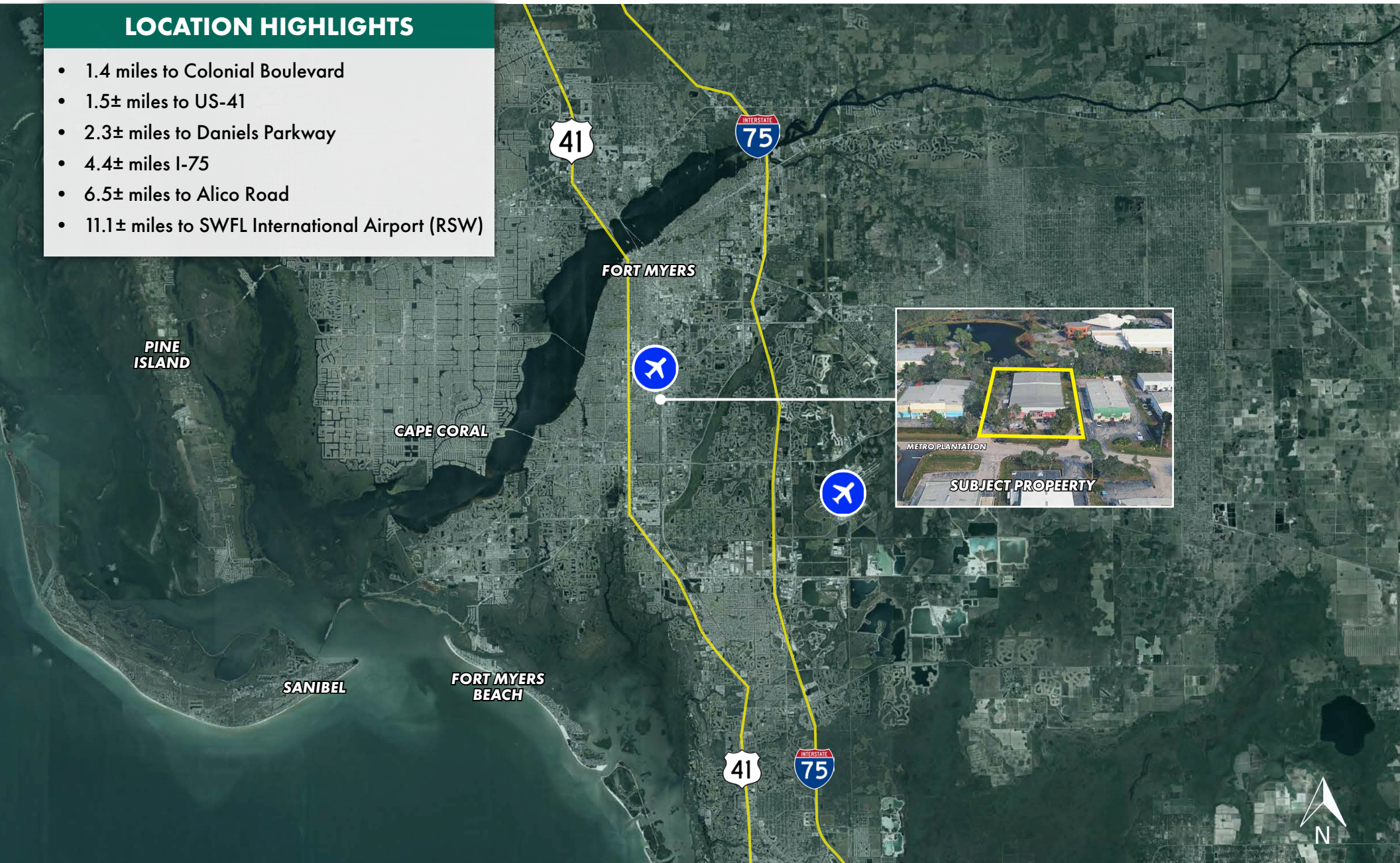
Household Income



 **Source:** Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

LOCATION HIGHLIGHTS

- 1.4 miles to Colonial Boulevard
- 1.5± miles to US-41
- 2.3± miles to Daniels Parkway
- 4.4± miles I-75
- 6.5± miles to Alico Road
- 11.1± miles to SWFL International Airport (RSW)





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.