



FOR LEASE

Asking Rate

\$16.00/SF NNN

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Accelerating success.

Lease Opportunity

1,832 SF Industrial Flex Space on Metro Parkway

10650 Metro Parkway, Unit 104
Fort Myers, FL 33966

Total SF	1,832 SF
Office/Showroom	600 SF
Warehouse	1,232 SF
OpEx	\$3.50 PSF
Type	Industrial/Flex
Ceiling Height	15'
O/H Door	10' x 12'
Zoning	IL (Light Industrial – Unincorporated Lee County)
Frontage	Metro Parkway frontage with signage



Accelerating success.

Prime location with excellent frontage and visibility on Metro Parkway, offering outstanding signage opportunities.

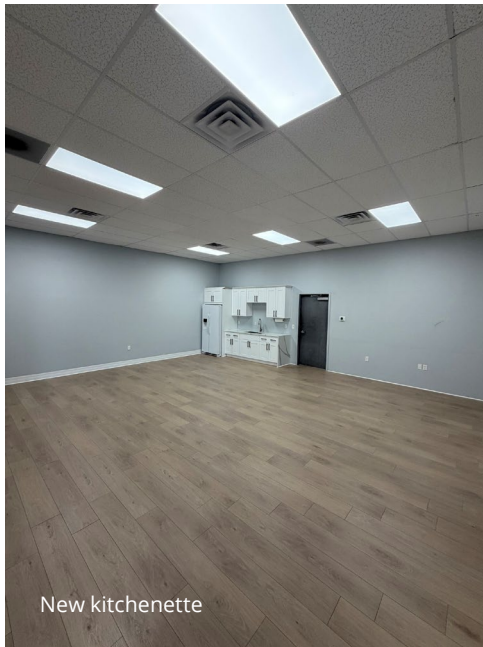
This versatile 1,832-square-foot space is ideal for a wide range of business uses. Features include:

- Spacious warehouse with roll-up door for efficiency
- Large showroom/office space with modern kitchenette
- Flexible layout to accommodate various operational needs
- High-traffic area with convenient access

Perfect for businesses seeking a strategic location with functional space and strong exposure.



Metro Pkwy frontage with signage



New kitchenette

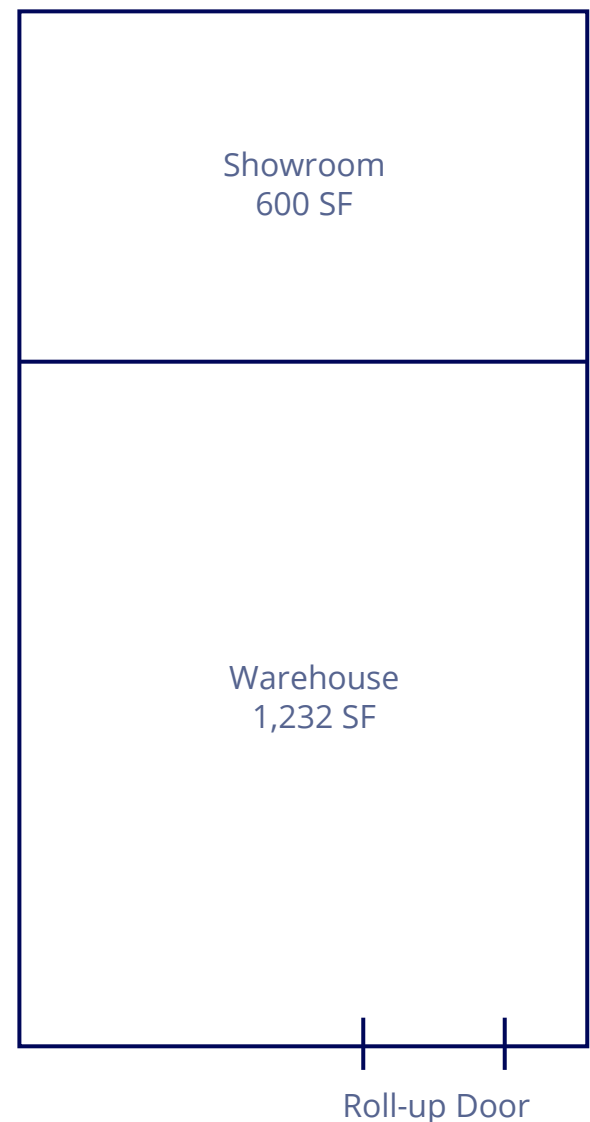


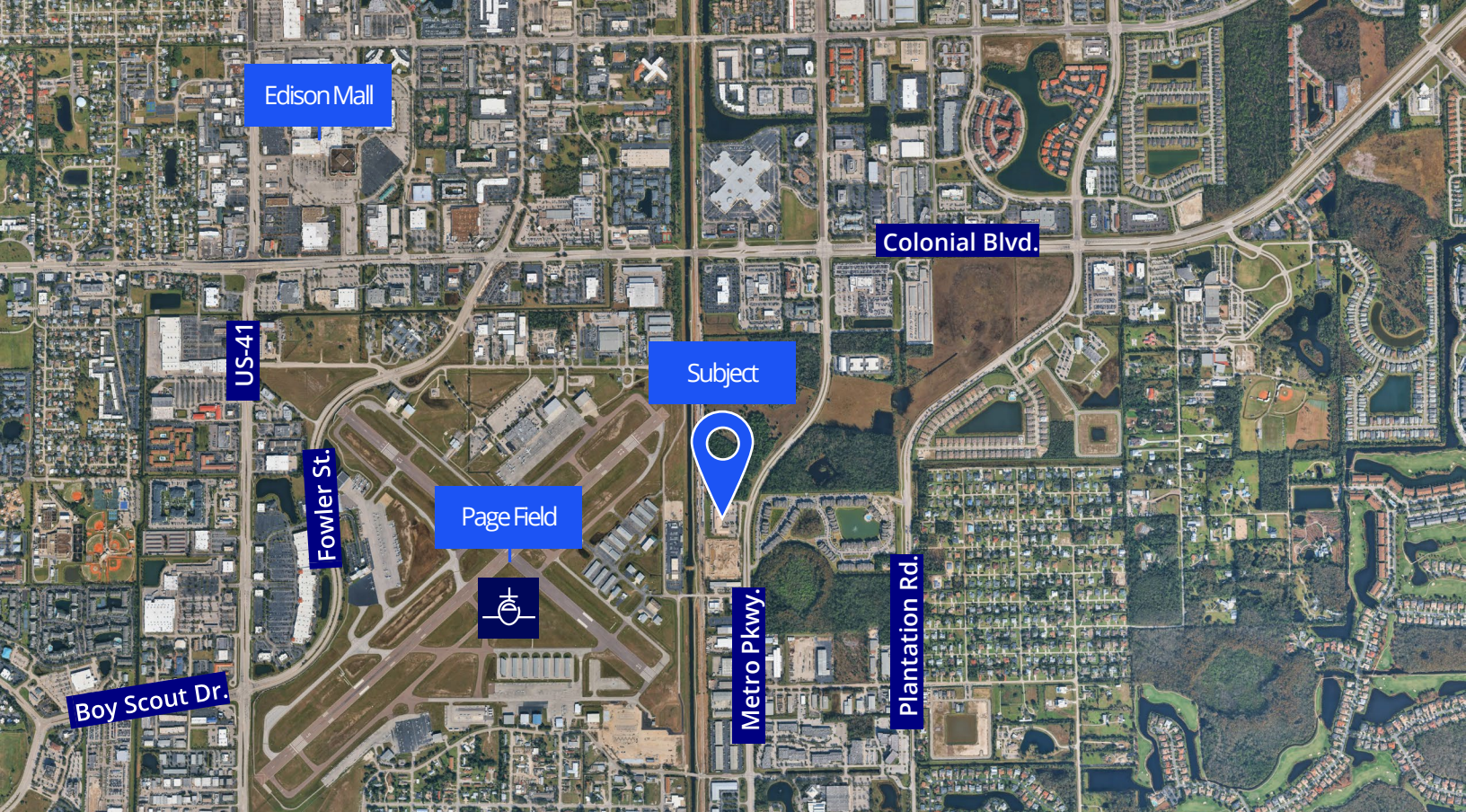
Large, open office space



Warehouse space with roll-up door

10650 Metro Parkway Unit 104 Floorplan





10650 METRO PARKWAY, UNIT 104, FORT MYERS, FL 33966 | DEMOGRAPHICS



Total Population

1-mile: 4,045

3-miles: 76,948

5-miles: 157,852



Average HH Income

1-mile: \$113,472

3-miles: \$95,436

5-miles: \$103,210



Households

1-mile: 1,657

3-miles: 34,480

5-miles: 72,677

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