



# Rare Crane-Served Industrial Facility with Functional IOS in Central Fort Myers

3531 OLD METRO PARKWAY, FORT MYERS, FL 33916

**For Lease or Sale**

3531 Old Metro Parkway, Fort Myers, FL 33916

Warehouse/IOS/Showroom



Rate: **\$16.00 psf**  
NNN

Price: **\$6,000,000**  
(\$228 psf)

**HIGHLIGHTS:**

- Ample space for industrial outdoor storage
- 45' x 238' outdoor storage with a covered loading structure
- Corner lot with two curb cuts
- Two (2) 5 ton cap crane loading systems
- Two (2) warehouse restrooms
- Concrete block construction
- Passenger elevator installed in 2007
- New roof in 2022

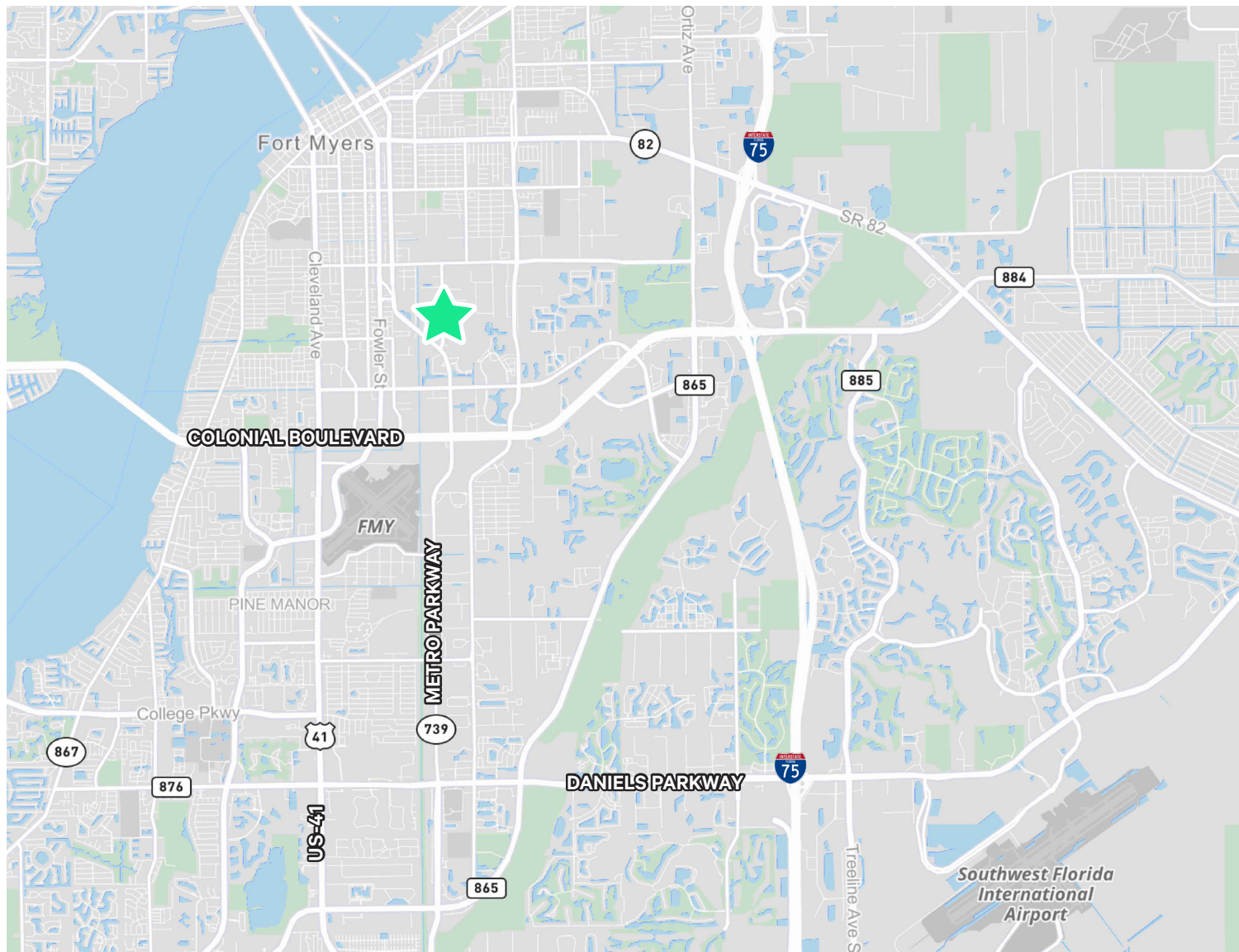
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PROPERTY INFORMATION	
Total RBA (SF)	26,229
-Warehouse	23,327
-Showroom	1,269
-Office	1,633
Clear Height	22'
Power	600 Amps, 3 Phase, 120V
Dock-High Doors	Two (2) 12'x12' with bumpers
OH Doors	One (1) 12x12' with concrete ramp One (1) 12'x15' with an interior dock and bumpers
Year Built	1979
Total Lot Size (AC)	1.38
Zoning	IH-Heavy Industrial









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