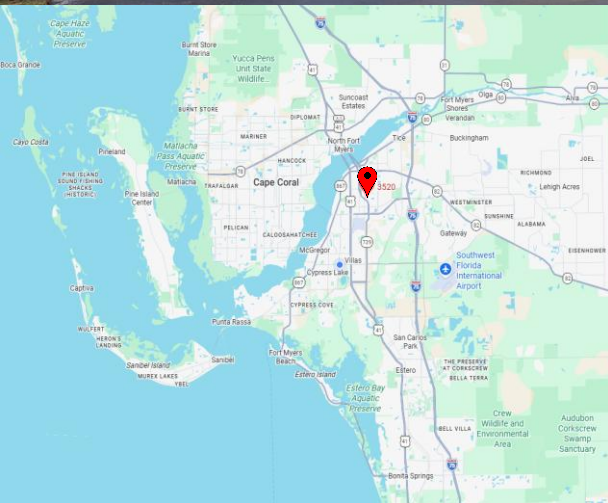
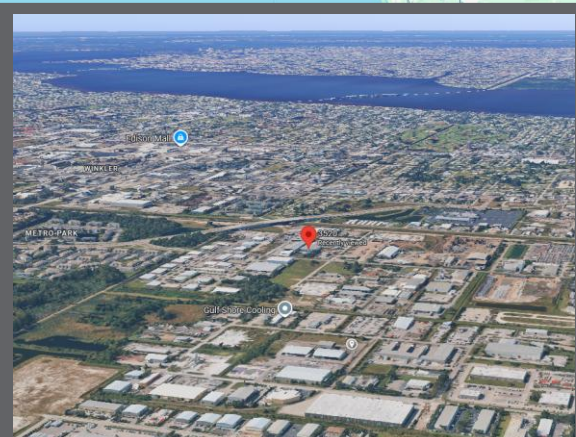




FOR LEASE – HEAVY INDUSTRIAL

3520 Old Metro Pkwy. | Fort Myers, FL 33916

LEASE PRICE: \$15.00 PSF (NNN)
AVAILABLE SPACE: 22,451± SF
YEAR BUILT: 1998
PARKING SPACES: 16
STRAP: 30-44-25-P4-00107.005A
ZONED: IH – Heavy Industrial



FIRE DISTRICT:	Fort Myers
UTILITIES:	Lee County Utilities
LOCATION:	South of Hanson Str. & North of Metro Pkwy.
PROPERTY DETAILS:	• 30-foot clearance • 4 truck well doors (10x10) and (1) Drive-In Door 10x14. • Sprinklers • 1,253 SF of Office/Showroom on the first floor & Office Space upstairs, 2 restrooms, and plenty of parking in a fenced lot. • 3 Phase Electric



Michael J. Frye, CCIM
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Pam Bratton, CCIM, RSPS, SFR
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REMAX REALTY GROUP
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ftmyerscommercial.com



COMMERCIAL
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For Lease – Heavy Industrial
3520 Old Metro Pkwy.

Michael J. Frye, CCIM
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Pam Bratton
(239) 989-7077



Demographics & Photos

DEMOGRAPHICS

3520 Old Metro Pkwy., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	34,444	154,750	515,057
Median Age	37	42	46
Total Households	13,723	64,768	214,054



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