

# 12090

**METRO PARKWAY**  
FORT MYERS, FL 33966

**FOR LEASE**

**INDUSTRIAL WAREHOUSE**  
EXCELLENT VISIBILITY ALONG METRO PARKWAY



# PROPERTY OVERVIEW

- 22,800± SF Total Building Size
- 16,000± SF Office / Showroom (Building 1)
- 6,800± SF Clear-Span Warehouse (Building 2)
- Building 1 has 5,400 SF of Office, Three (3) Grade-Level Doors, & One (1) Truckwell, with a 16' Clear Height
- Building 2 has Six (6) Grade-Level Doors and an 18' Clear Height
- Situated on 2.28 Secured / Fenced Acres

These industrial flex buildings occupy an excellent Fort Myers location and offer ample outdoor storage space. The first building is an office / showroom building containing 5,400 SF of office space, enhanced with a truckwell for shipping & receiving. The second building is a clear-span warehouse building with multiple overhead doors. There are also two LP tanks on the property (one 100 gallon & one 500 gallon). Both buildings were built in 1988 and are situated on 2.28 secure fenced acres. The property has 240' of frontage along Metro Parkway with visibility to over 37,500 vehicles per day!



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## LEASE RATE

TOTAL AVAILABLE (SF) 22,800

LEASE RATE \$16.50 / SF

RATE TYPE NNN

BASE MONTHLY RENT \$31,350.00

CAM RATE (2026 Est.) \$3.95 / SF

MONTHLY CAM \$7,505.00

TOTAL MONTHLY RENT \$38,855.00



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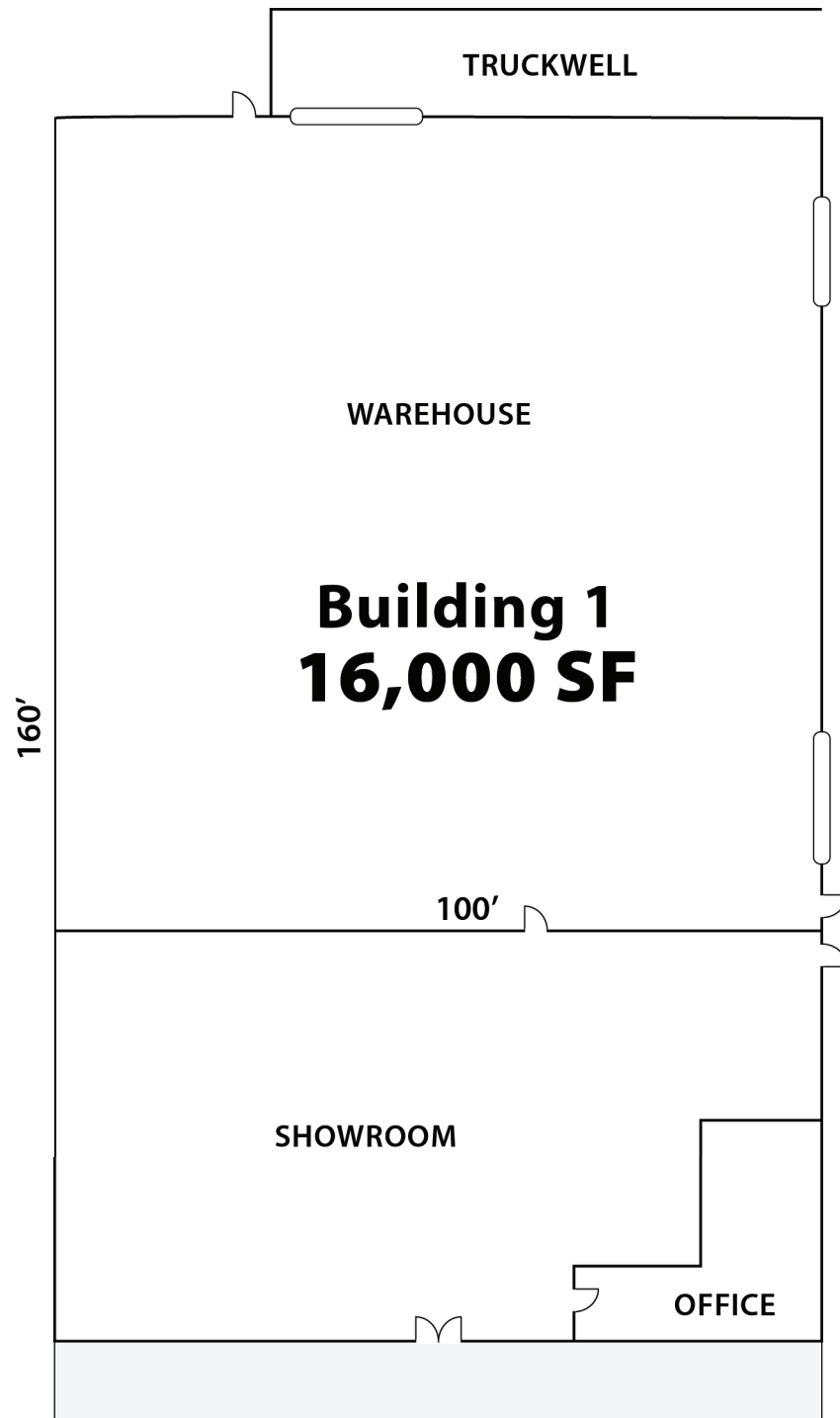












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170'

**Building 2**  
**6,800 SF**

40'

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COMMERCIAL REAL ESTATE SERVICES

7400 Trail Boulevard | Suite 10  
Naples, FL 34108

9130 Galleria Court | Suite 105  
Naples, FL 34109

9979 Gulf Logistics Drive | Suite 210  
Fort Myers, FL 33913

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**EXCLUSIVE LEASING AGENTS:**

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06/19/26

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