



12120 Metro Pkwy

Fort Myers, FL 33966

Property Features

- Central Metro Pkwy location
- High traffic counts and visibility
- Concrete, fully sprinklered construction
- 24' clear height warehouse
- Multiple overhead doors with truck well access
- 3-phase power
- Property is a vacant owner-user light industrial warehouse

GBA	± 19,372 SF
Property Type	Concrete Industrial
Price / SF	\$203.90
Year Built	2002
Parking Ratio	± 1.94 / 1,000 SF
Zoning	IL – Light Industrial
Submarket	S Ft Myers / San Carlos

For more information:

Gary Tasman

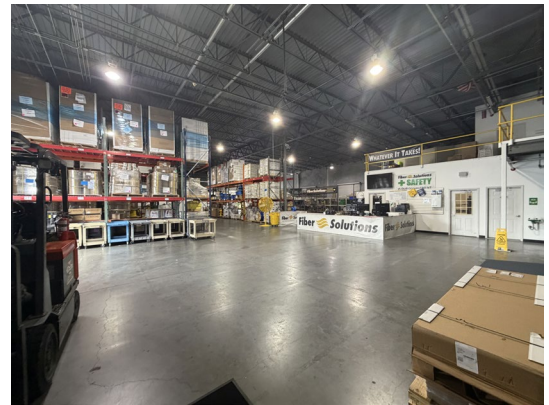
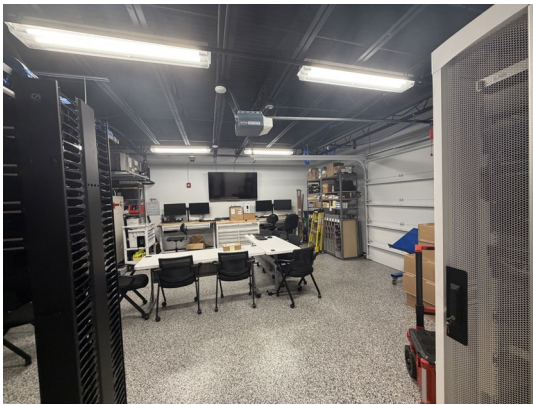
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Central Location:

Centrally located in the heart of Fort Myers, offering convenient access to major thoroughfares, including US-41 and I-75. The property's prime location provides excellent connectivity to Downtown Fort Myers, Southwest Florida International Airport, and surrounding business corridors.

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2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,494	65,593	148,679
Total Households	2,619	29,406	67,259
Annual Population Growth 2025-2030	1.7%	1.8%	1.9%
Average Household Income	\$88,399	\$91,497	\$98,130
Median Age	43.8	44.7	48.4

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