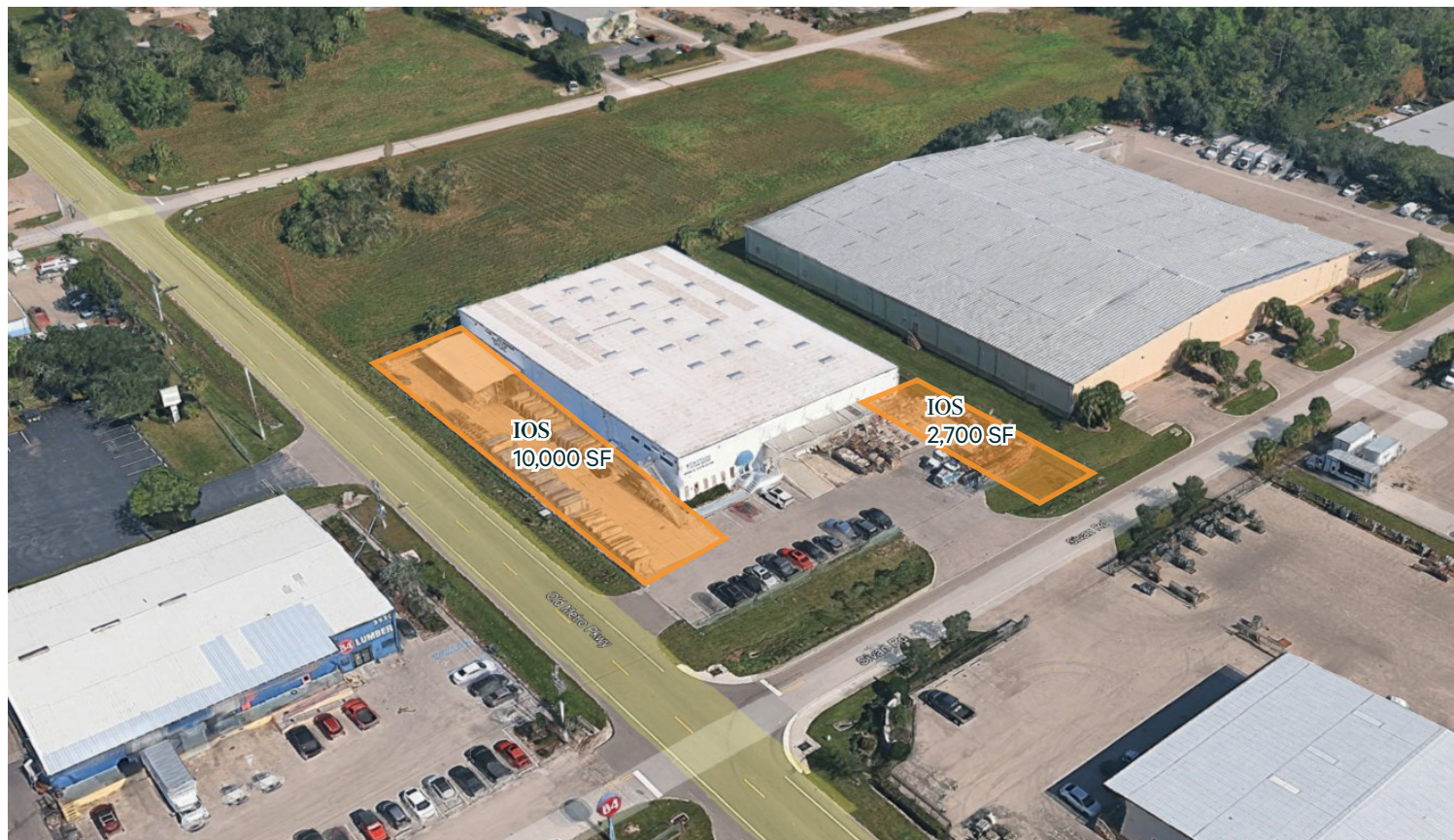




Rare Crane-Served Industrial Facility with Functional IOS in Central Fort Myers

3531 OLD METRO PARKWAY, FORT MYERS, FL 33916



Rate: **\$16.00 psf**
NNN

Price: **Undisclosed**

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

PROPERTY INFORMATION

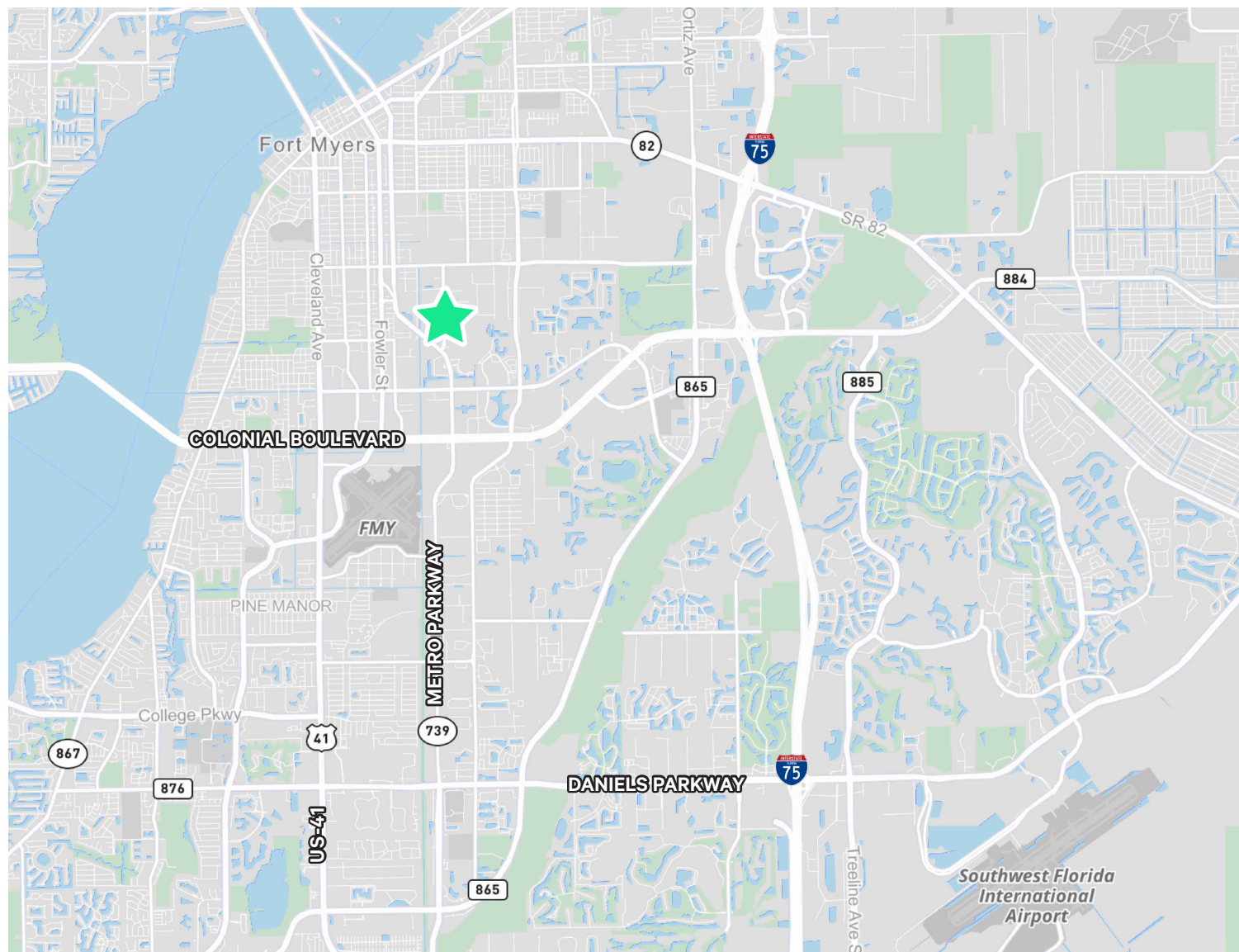
Total RBA (SF)	26,229
-Warehouse	23,327
-Showroom	1,269
-Office	1,633
Clear Height	22'
Power	600 Amps, 3 Phase, 120V
Dock-High Doors	Two (2) 12'x12' with bumpers
OH Doors	One (1) 12x12' with concrete ramp One (1) 12'x15' with an interior dock and bumpers
Year Built	1979
Total Lot Size (AC)	1.38
Zoning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

For Lease or Sale
3531 Old Metro Parkway, Fort Myers, FL 33916

Warehouse/IOS/Showroom







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