

FOR LEASE

11803 Metro Parkway, Unit B
Fort Myers, Florida

Colliers
INTERNATIONAL



Location

Located in the heart of the Metro Parkway corridor in Fort Myers, this Industrial/Warehouse space has convenient access to I-75 and U.S. Highway 41 from either Colonial Boulevard or Daniels Parkway. Metro Parkway is now considered the North/South Fort Myers bypass.

Site Size

- One (1) Space available - Unit B: 5,600± SF

Zoning

- IL - Industrial Light

Year Built

- 1991

Lease Rate

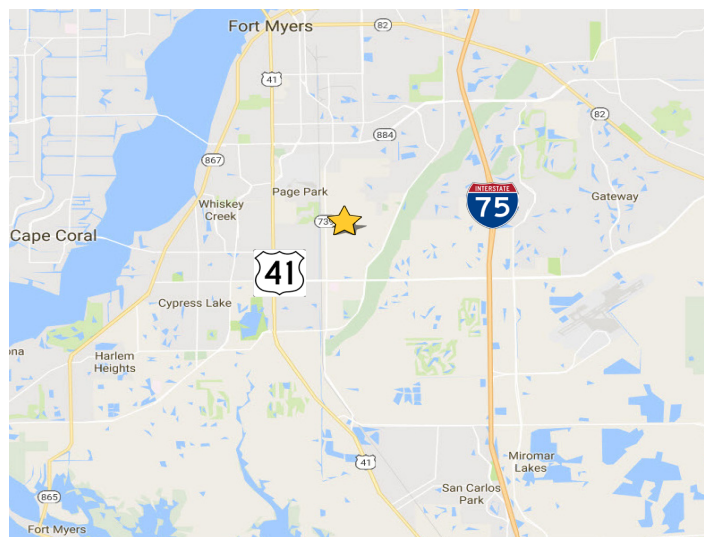
\$3,185± per Month Plus Tax (IG - Industrial Gross)

Demographics (2016)

	1 Mile	3 Miles	5 Miles
Average Household Income	\$58,911	\$63,211	\$71,198
Total Population	4,772	62,696	126,550
Total Housing Units	1,942	28,559	57,290
Average Daily Traffic Count (2017 ESRI)			
31,000 (Metro Parkway near Arc Way)			

Building Features

- Four (4) private offices with two (2) restrooms
- Three (3) 14'x14' overhead doors
- Separate workshop off main warehouse floor
- Secured location with gated access
- Three (3) phase power at site
- Metro Parkway frontage
- Convenient access to I-75 and U.S. 41, major thoroughfares in Southwest Florida.



* As defined in the lease but not verified for accuracy

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Site Photos



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