# FOR LEASE 11803 Metro Parkway, Unit B Fort Myers, Florida



## 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)			

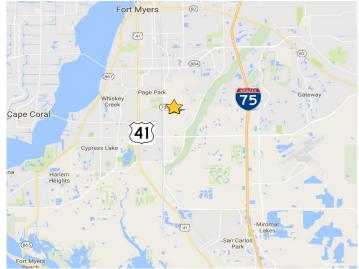
# **Building Features**

> Four (4) private offices with two (2) restrooms

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- > 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**





## **Contact Us**

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