

**Office/Warehouse
FOR LEASE
Metro Commerce Center**



LOCATION: 11220 Metro Parkway, #14, Fort Myers, FL 33966

STRAP #: 07-45-25-00-00006.0010, 07-45-25-00-00006.0020

ZONING: IPD - Industrial Planned Development

UTILITIES: County Water & Sewer

LEASE RATE:

UNIT #	SQ. FT.	LEASE RATE (Monthly)	SALES TAX	TOTAL RENT (Monthly)
14	2,000±	\$ 1,425	\$ 82.65	\$ 1,507.65

COMMENTS: Available March 1st. Unit 14 is 2,000± Sq. Ft. with 900± Sq. Ft. of non air-conditioned Warehouse, 1,100± Sq. Ft. of Office with AC, and 700± Sq. Ft upstairs bonus storage space with or without air-conditioned. New paint, new carpeting, 8' ceiling in offices. 3-5 year lease term / 3% annual increases. Conveniently located in the Metro Commerce Center on Metro Parkway. See floor plan and location map on reverse side for more information.

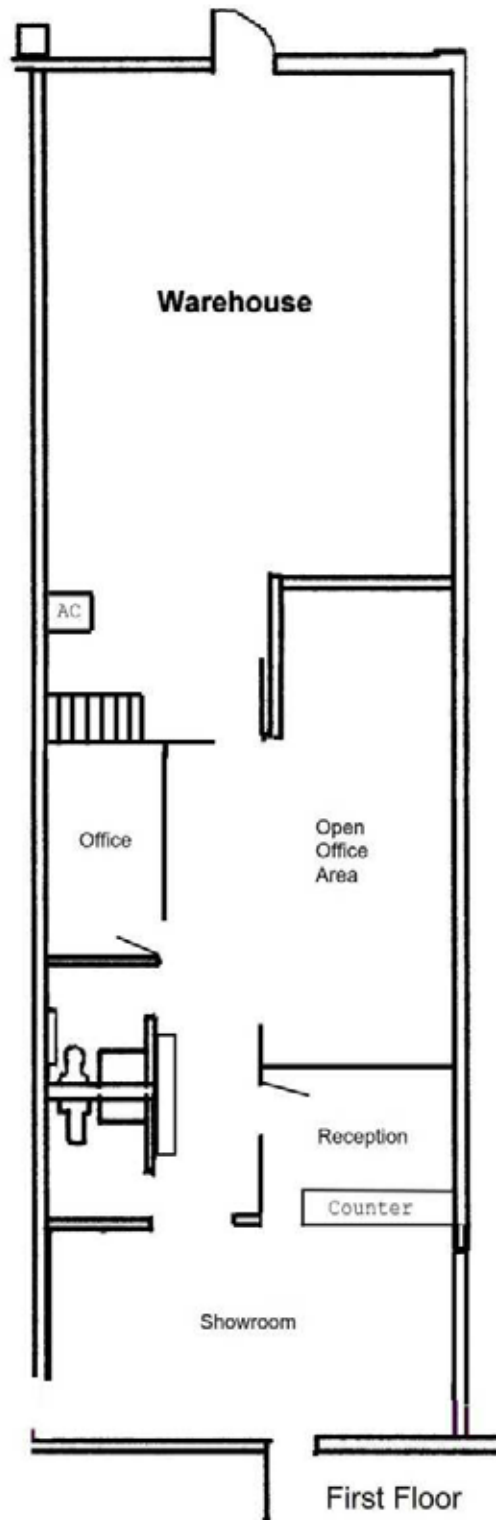
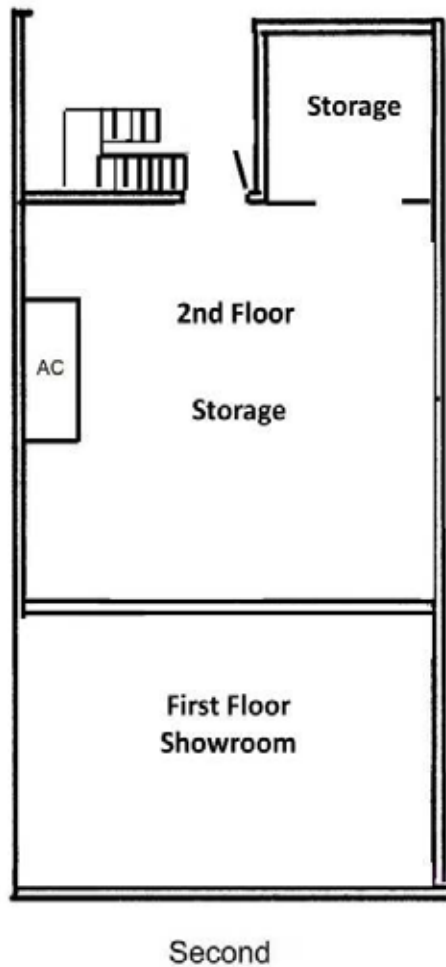
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

11220 Metro Parkway, Fort Myers, FL 33912

UNIT 14

Office: 1,100 SF with AC
Warehouse: 900 SF, no AC
Upstairs Storage: 700 SF
With or without AC
All sizes approximate



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