



**LOCATION:** 11920 Metro Parkway.  
Fort Myers, Florida 33912

**ZONING:** IL - Light Industrial

**SIZE:** Building 116,600± Sq. Ft.  
Land 297,097± Sq. Ft.

**2003 TAXES:** \$84,056

**UTILITIES:** City water and sewer

**SALE PRICE:** \$5,830,000

**LEASE RATE:** \$4.50 /Sq. Ft. NNN + \$1.40 CAM (Est.)

**COMMENTS:** This 24' clear height building includes 2,755 Sq. Ft. office space, 21 dock doors, 5 rail doors, three phase power, dual sprinkler systems, wet pipe & high capacity pre-action systems. Owner will divide and renovate to suit (20,000 Sq. Ft. minimum bay size.) Built in 1982, expanded and renovated in 1993. Located on Metro Pkwy, 1/4 mile north of Crystal Dr., on west side. See reverse for floor plan and site plan.



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