

**Metro Expo Center**  
**Office/Showroom/Warehouse Unit**  
**FOR LEASE**



**Dock High Warehouse**



**LOCATION:** 11350 Metro Parkway  
 Units 108/115  
 Fort Myers, FL 33966

**ZONING:** IL - Light Industrial

<b>RATE:</b>	<b>SIZE</b>	<b>BASE RENT</b>	<b>OPEX</b>	<b>SALES TAX</b>	<b>MONTHLY RATE</b>
	2,875± SF	\$3,000/mo (\$12.53 PSF)	\$522.19/mo (\$2.25 PSF)	\$211.38/mo	\$3,734.41/mo
3 year minimum lease / 5% annual escalation on base rent					

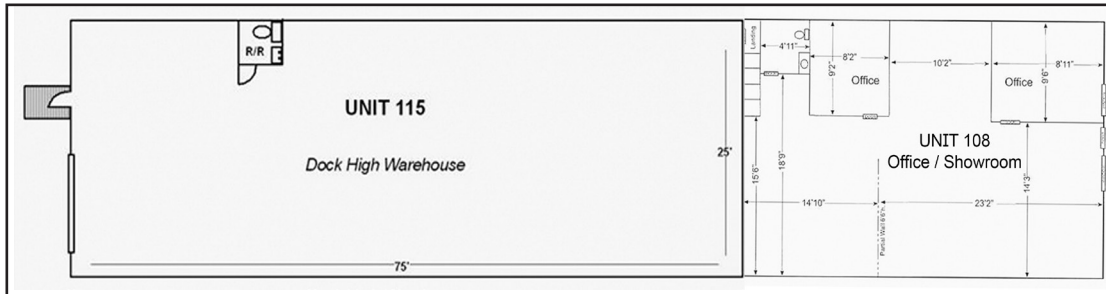
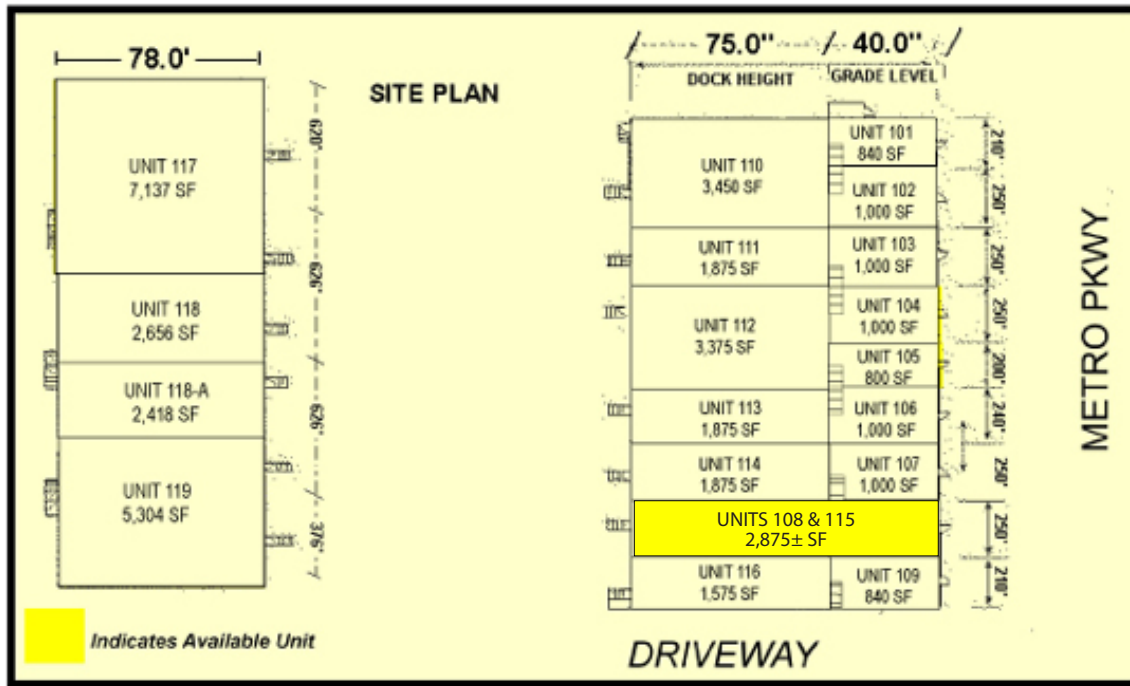
**UTILITIES:** Water, Sewer & Trash Included in CAM

**COMMENTS:** Warehouse/ office / showroom unit available, dock level access. Convenient location on Metro Parkway, just south of Danley Drive. Easy access for semi-trucks. Minutes from I-75, Page Field, SWFL Int'l. Airport and all major corridors.

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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.

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