

12120 METRO PKWY Fort Myers, FL 33966



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR SALE:

\$4,400,000

Property Highlights

- Central Metro Pkwy location
- High traffic counts and visibility
- Concrete, fully sprinklered construction
- 35' clear height warehouse
- Multiple overhead doors with truck well access
- 3-phase power
- Fully air-conditioned
- Property is a vacant owner-user light industrial warehouse

GBA	± 19,372 SF
PROPERTY TYPE	Concrete Industrial
PRICE / SF	\$227.13
YEAR BUILT	2002
PARKING RATIO	± 1.94 / 1,000 SF
ZONING	IL - Light Industrial
SUBMARKET	S Ft Myers / San Carlos

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtsaman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
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Better never settles

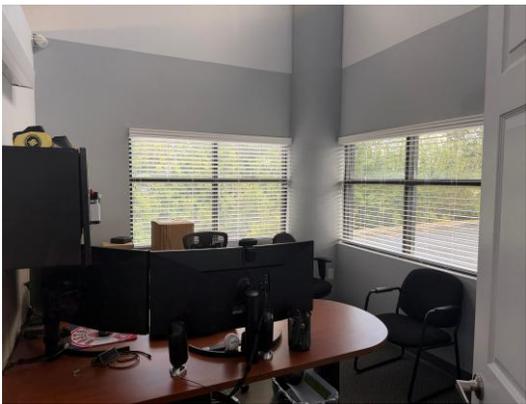
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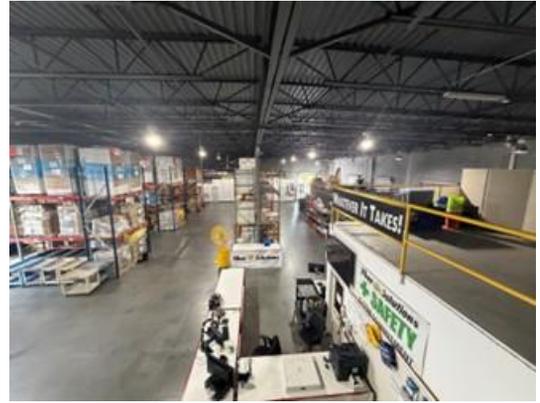
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CENTRAL LOCATION:

CENTRALLY LOCATED IN THE HEART OF FORT MYERS, OFFERING CONVENIENT ACCESS TO MAJOR THOROUGHFARES, INCLUDING US-41 AND I-75. THE PROPERTY'S PRIME LOCATION PROVIDES EXCELLENT CONNECTIVITY TO DOWNTOWN FORT MYERS, SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, AND SURROUNDING BUSINESS CORRIDORS.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,485	66,371	135,552
Total Households	2,624	29,796	67,548
Annual Population Growth 2024-2029	3.5%	3.7%	3.8%
Average Household Income	\$84,675	\$81,833	\$84,753
Median Age	43.8	44.7	48.6

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