

METRO DISTRIBUTION CENTER

3991 Sivan Road
Fort Myers, FL 33916

FOR LEASE



SIZE: 60,000 +/- SF

AVAILABLE: January 1, 2025

LEASE RATE: \$6.95 PSF + NNN (est. \$3.57 PSF)

ZONING: Heavy Industrial w/ Outdoor Storage

LOCATION: Located off of Metro Parkway, between Hanson Street and Winkler Avenue; approximately 4 miles from I-75 (8 min. drive).

3991 Sivan Rd.	
Size (RSF)	60,000
Office Area (SF)	2,106
Warehouse (SF)	57,894
Clear Height (approx)	16' - 25'9
Covered Loading Dock	8'3 x 250'6
Roll-up Doors (12' x 14')	7
Restrooms	(2) Office (2) Warehouse

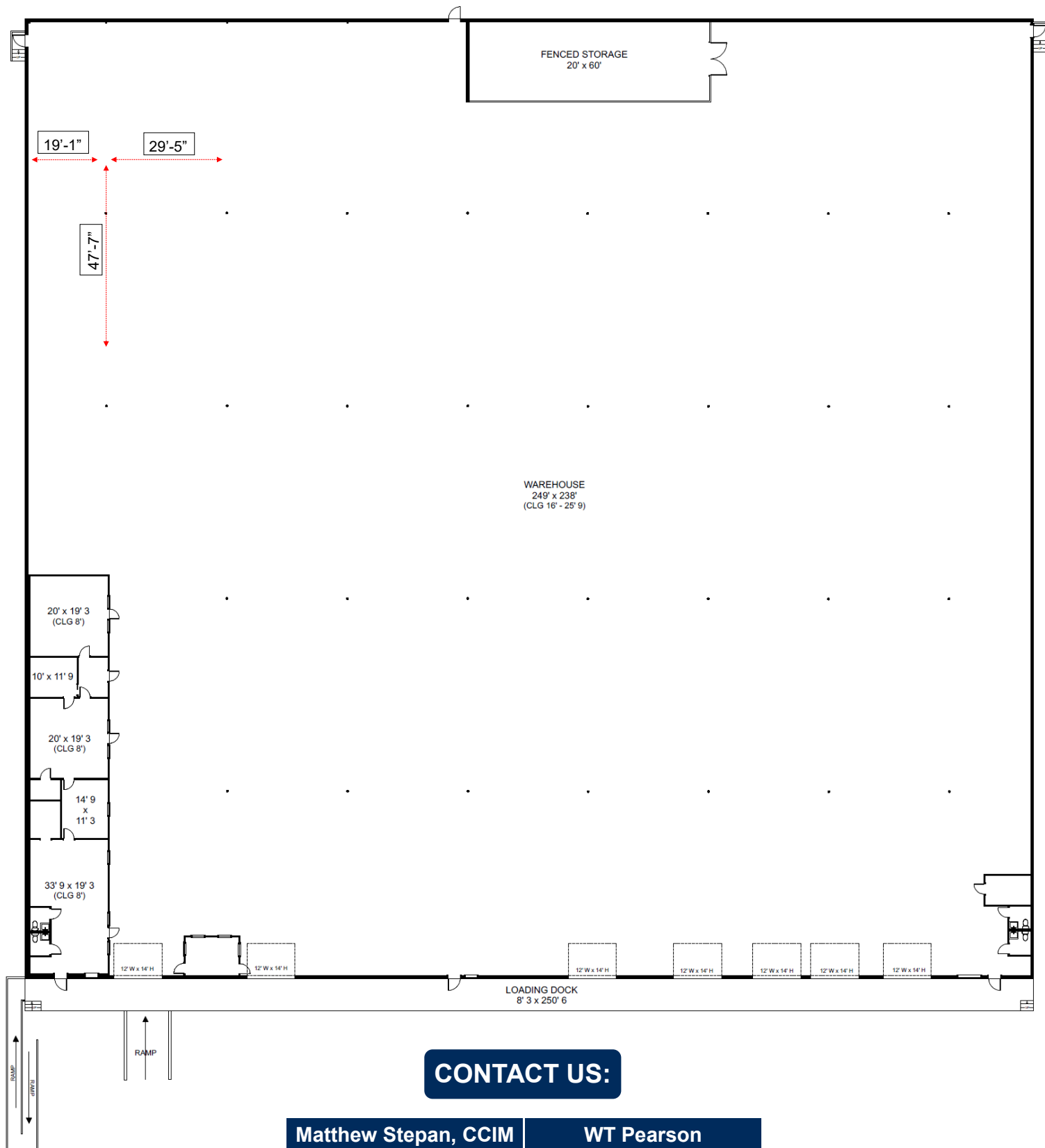


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FLOORPLAN



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