



12165 METRO PARKWAY, UNIT 9-10 | FORT MYERS, FL 33966

# 1,450 SF FLEX SPACE FOR SALE OR LEASE

**FOR SALE OR LEASE**

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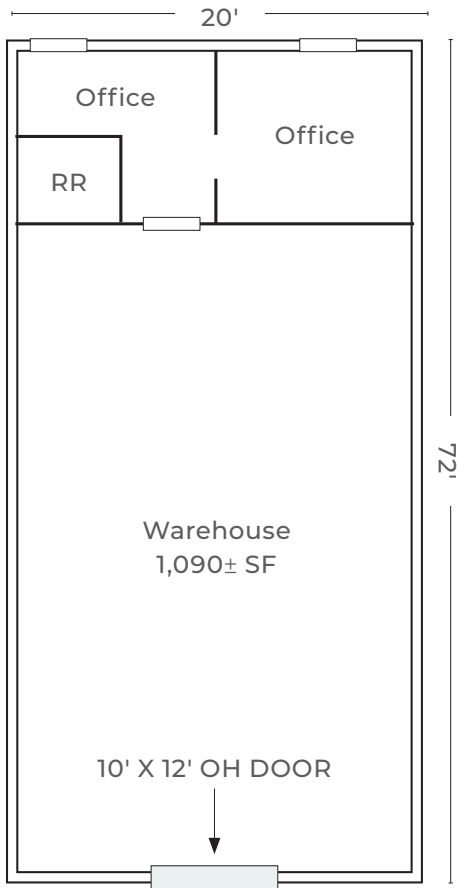
## *Versatile Flex Space Available for Sale or Lease in a Prime Location.*

Situated just off Metro Parkway, north of Crystal Drive, this versatile flex space offers an exceptional location for various business operations. The unit includes a welcoming reception area, approx. 350 SF office space, and a large warehouse with a 12ft overhead door and 16ft ceilings, providing ample space for storage and operations. Additional features include one restroom and designated parking, ensuring convenience for both staff and visitors. The zoning of this property accommodates a wide array of uses, making it ideal for businesses looking to expand or establish a presence in a prime location. **Call us today to arrange a tour.**

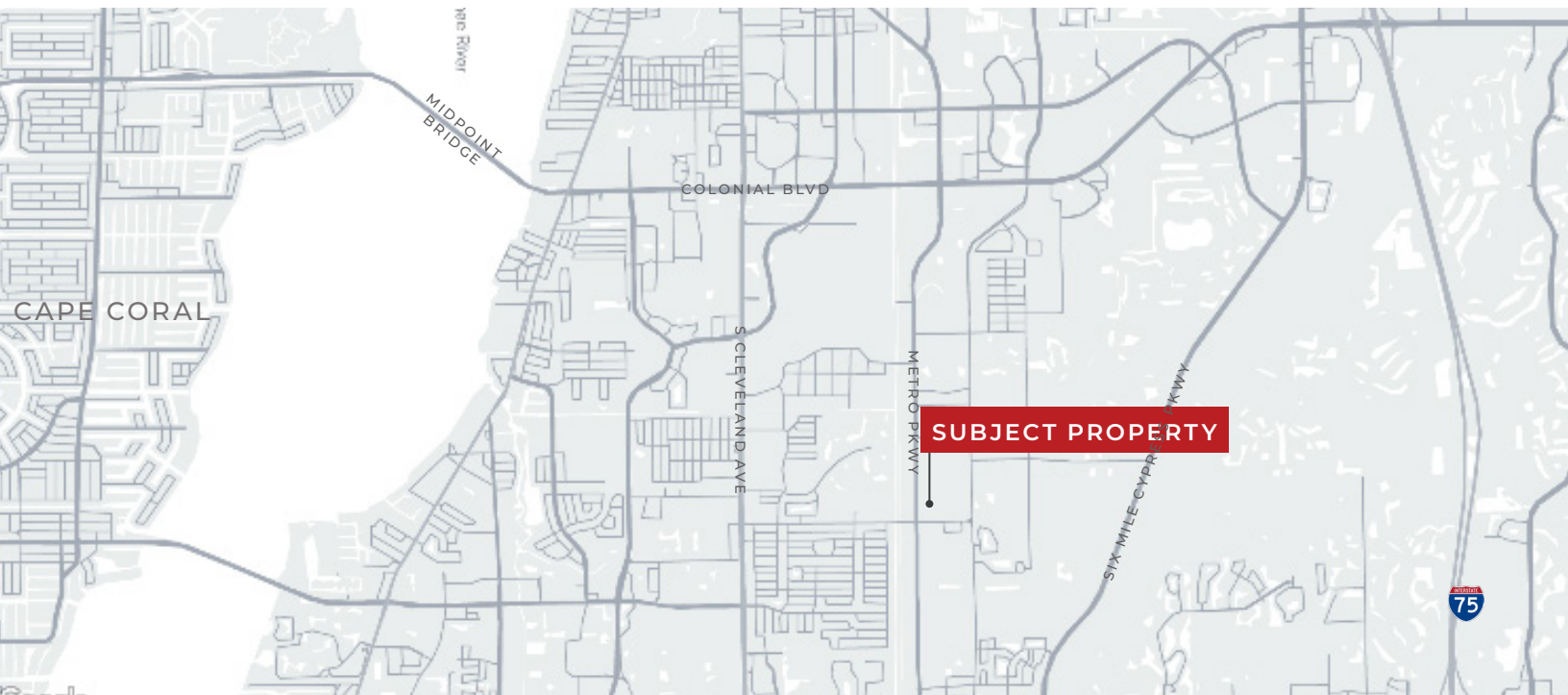
### PROPERTY DETAILS

AVAILABILITY	Immediately
SALE PRICE	\$354,000
LEASE RATE	\$2,175 per month + Sales Tax (\$18 p/s/f)
UNIT SIZE	1,450 SF
LEASE TYPE	Gross
ZONING	IL
YEAR BUILT	1985

# FLOORPLAN



This floorplan is provided for illustrative purposes only and is not drawn to scale.



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