



LSI
COMPANIES

OFFERING MEMORANDUM

METRO COMMERCE CENTER, UNIT 4

2,000± SQ. FT. FLEX SPACE FOR LEASE

PROPERTY SUMMARY

Property Address: 11220/11270 Metro Pkwy, Unit 4
Fort Myers, FL 33966

County: Lee

Unit Size: 2,000± Sq. Ft.

Unit Available: May 1, 2026

Zoning: Light Industrial (IL)

Year Built: 1986

STRAP Number: 07-45-25-00-00006.0010

LEASE RATE:

\$19.00 PSF GROSS

\$3,166.67 Monthly Total

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Alec Burke, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM

aburke@lsicompanies.com

o: (239) 489-4066 m: (563) 505-2197

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present Metro Commerce Center, Unit 4 in Fort Myers, FL.

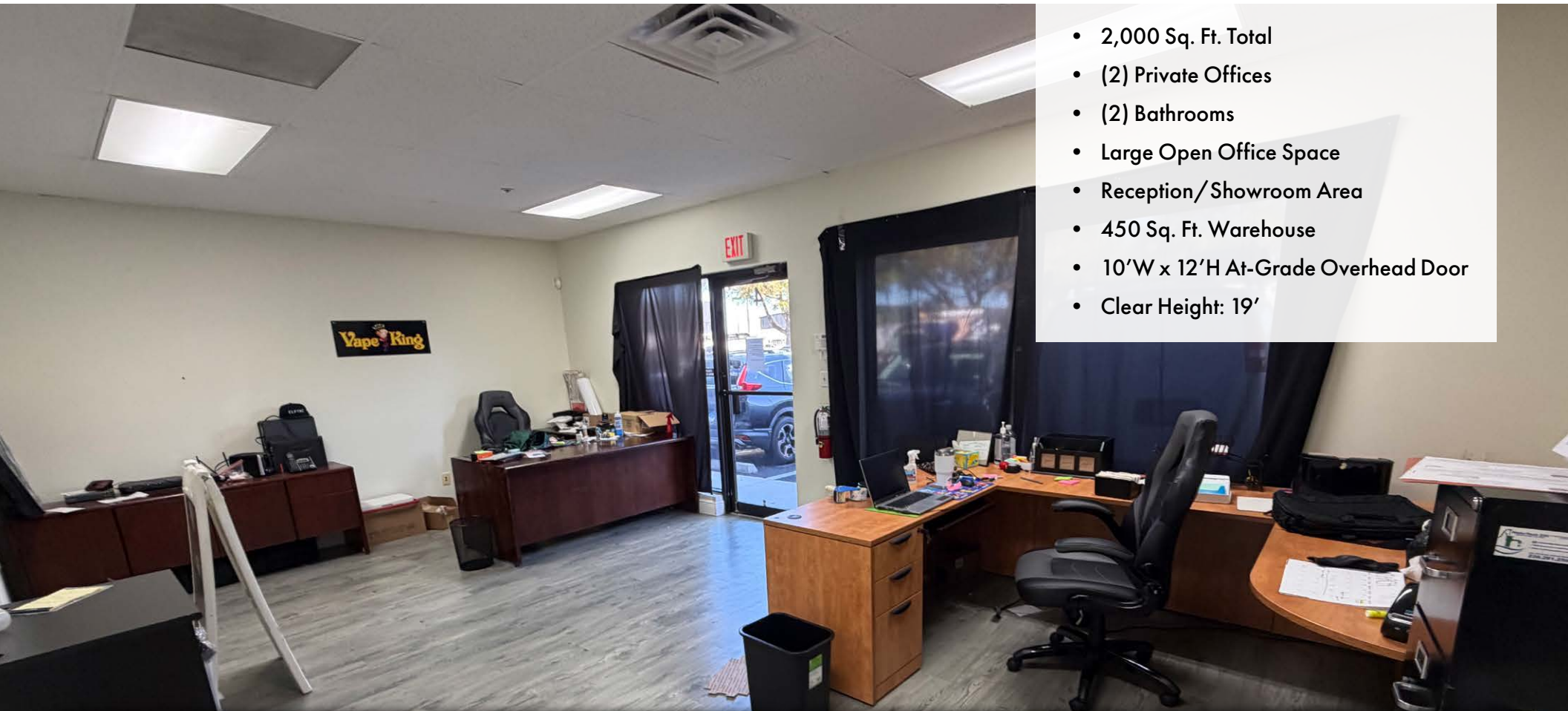
Located at a lighted intersection along Metro Parkway, this unit offers 2,000 Sq. Ft. of versatile flex space consisting of two private offices, two restrooms, a reception area, open office area, and warehouse space. The central location allows for easy access to Colonial Boulevard, Daniels Parkway, I-75 and US-41. An ideal opportunity for building contractors and small business professionals seeking space in a highly accessible corridor of Lee County.

- 2,000 Sq. Ft. Flex Space
- (2) Private Offices
- 450 Sq. Ft. of Warehouse Space
- Centrally located along Metro Parkway in Lee County
- Easy access to US-41, Colonial Boulevard, and Daniels Parkway
- Less than a 10-minute drive to I-75
- 585' of frontage on Metro Parkway (AADT 35,500)
- Shared Parking

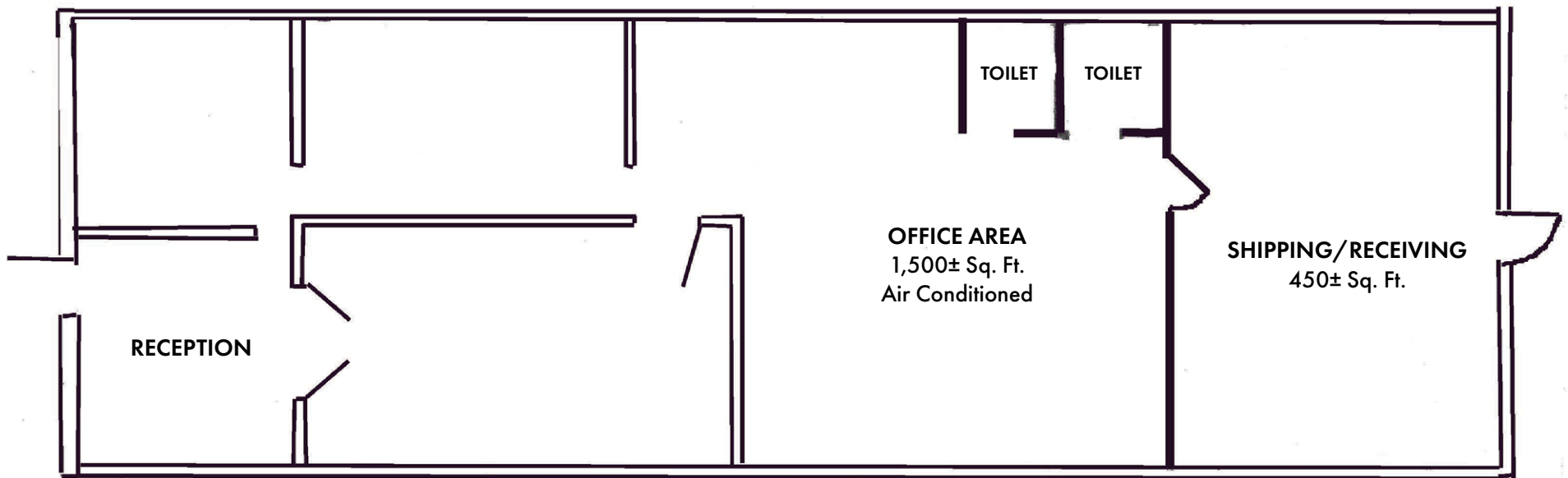


UNIT HIGHLIGHTS

- 2,000 Sq. Ft. Total
- (2) Private Offices
- (2) Bathrooms
- Large Open Office Space
- Reception/Showroom Area
- 450 Sq. Ft. Warehouse
- 10'W x 12'H At-Grade Overhead Door
- Clear Height: 19'



FLOOR PLAN



PROPERTY EXTERIOR



APPROVED USES



- Administrative offices
- Building materials sales
- Business services
- Cleaning and maintenance services
- Computer and data processing services
- Contractors and builders
- Maintenance facility
- Parcel and express services
- Personal services
- Processing and warehousing
- Repair shops
- Research and development
- Retail and wholesale sales
- Storage, indoor & outdoor
- Vehicle and equipment dealers

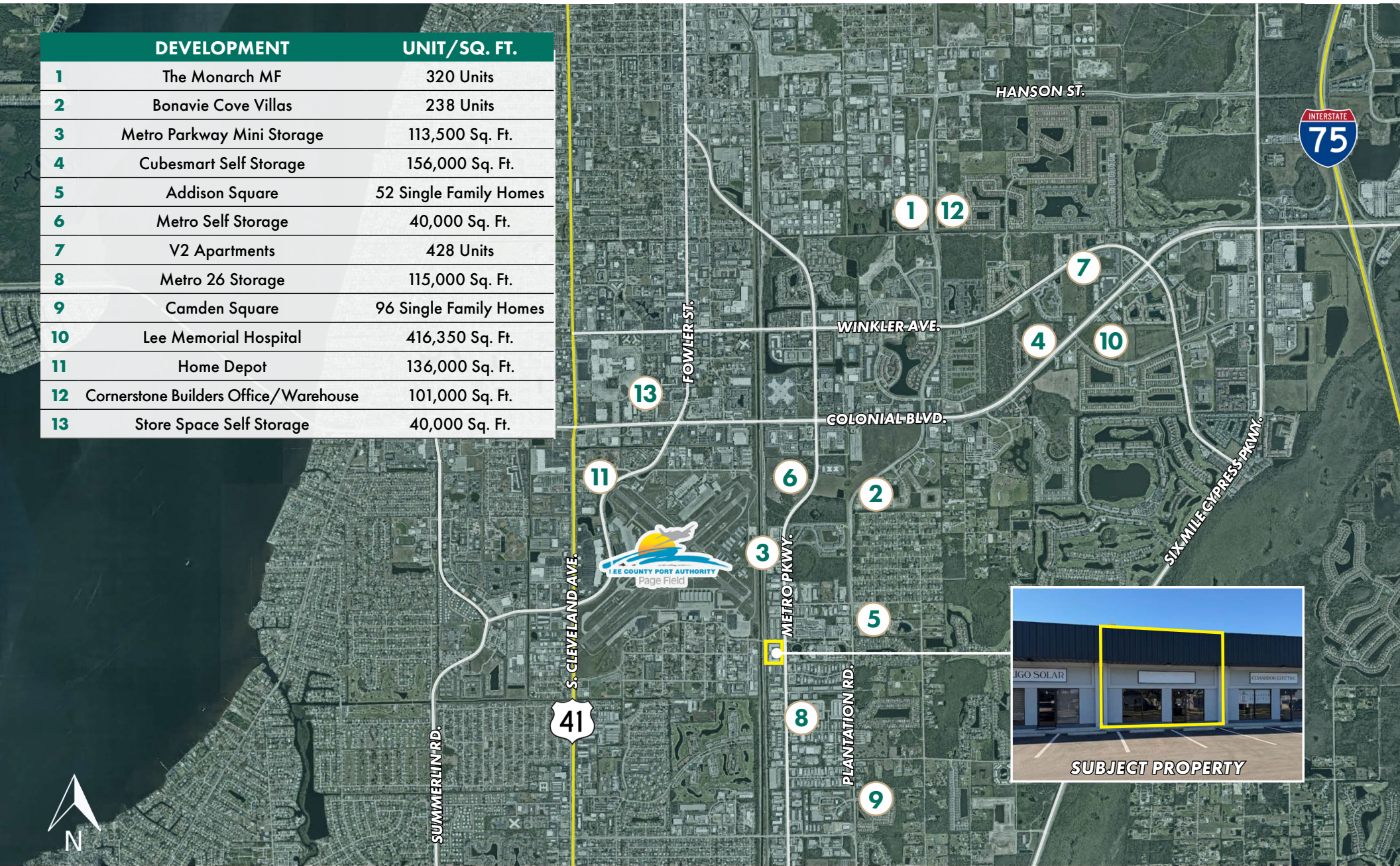
*Please inquire for a full list of approved uses

PROPERTY AERIAL



NEARBY DEVELOPMENTS

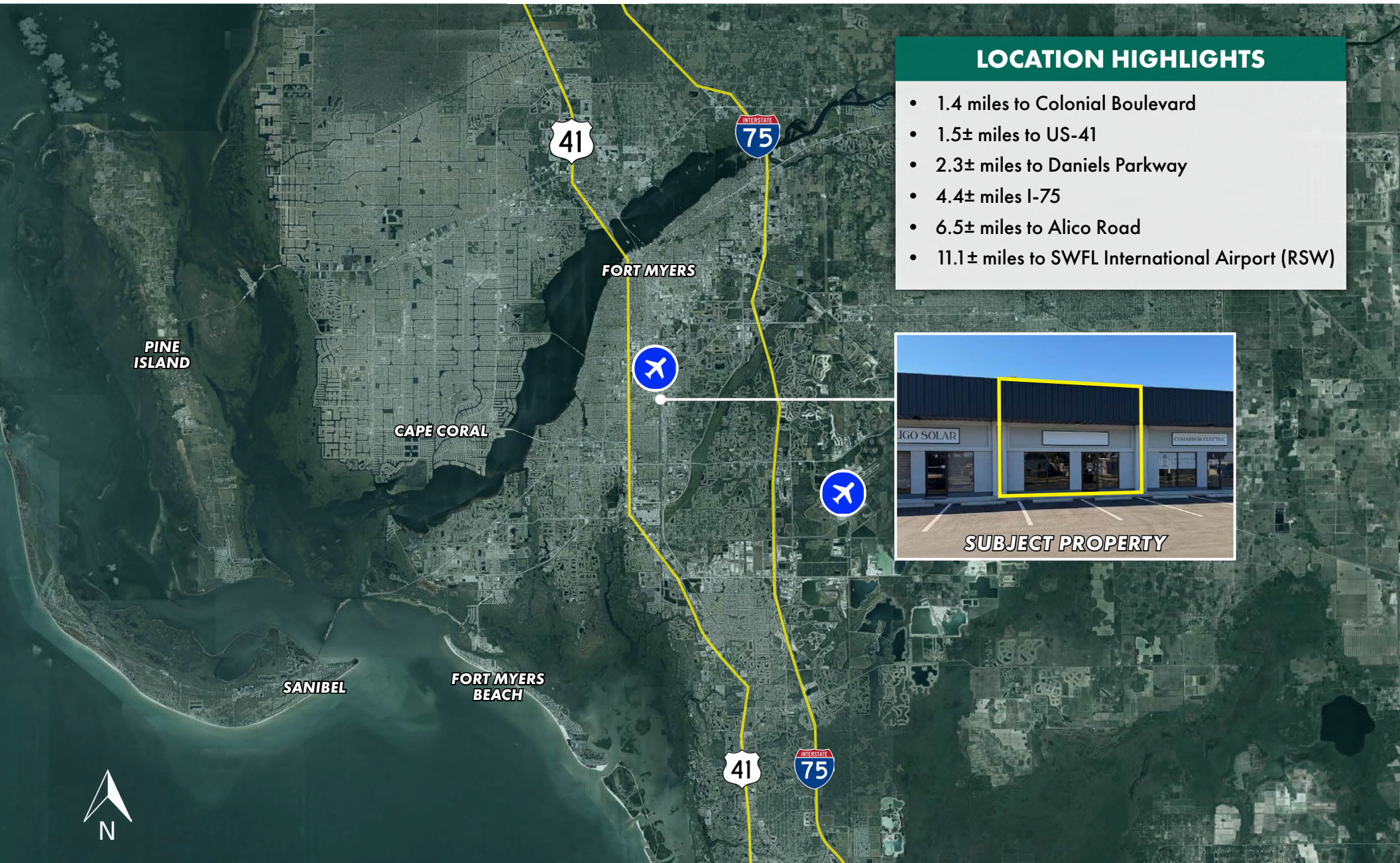
DEVELOPMENT	UNIT/SQ. FT.
1 The Monarch MF	320 Units
2 Bonavie Cove Villas	238 Units
3 Metro Parkway Mini Storage	113,500 Sq. Ft.
4 Cubesmart Self Storage	156,000 Sq. Ft.
5 Addison Square	52 Single Family Homes
6 Metro Self Storage	40,000 Sq. Ft.
7 V2 Apartments	428 Units
8 Metro 26 Storage	115,000 Sq. Ft.
9 Camden Square	96 Single Family Homes
10 Lee Memorial Hospital	416,350 Sq. Ft.
11 Home Depot	136,000 Sq. Ft.
12 Cornerstone Builders Office/Warehouse	101,000 Sq. Ft.
13 Store Space Self Storage	40,000 Sq. Ft.



LOCATION MAP

LOCATION HIGHLIGHTS

- 1.4 miles to Colonial Boulevard
- 1.5± miles to US-41
- 2.3± miles to Daniels Parkway
- 4.4± miles I-75
- 6.5± miles to Alico Road
- 11.1± miles to SWFL International Airport (RSW)





LSI
COMPANIES
LSICOMPANIES.COM

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.