



SUBLEASE

Asking Rate

\$13.00/SF NNN

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Accelerating success.

Sublease Opportunity 5,023 SF Industrial Flex Space on Metro Parkway

10650 Metro Parkway, Units 200 & 201
Fort Myers, FL 33966

| | |
|---------------------|---|
| Total SF | 5,023 SF |
| Warehouse SF | 4,300 SF |
| Sublease Expiration | September 30, 2027 |
| OpEx | \$3.50 PSF |
| Type | Industrial/Flex |
| Warehouse | Air-conditioned |
| Ceiling Height | 15' |
| O/H Door | 10' x 12' |
| Zoning | IL (Light Industrial - Unincorporated Lee County) |
| Frontage | Metro Parkway frontage with signage |



Accelerating success.

Prime location with excellent frontage and visibility on Metro Parkway, offering outstanding signage opportunities.

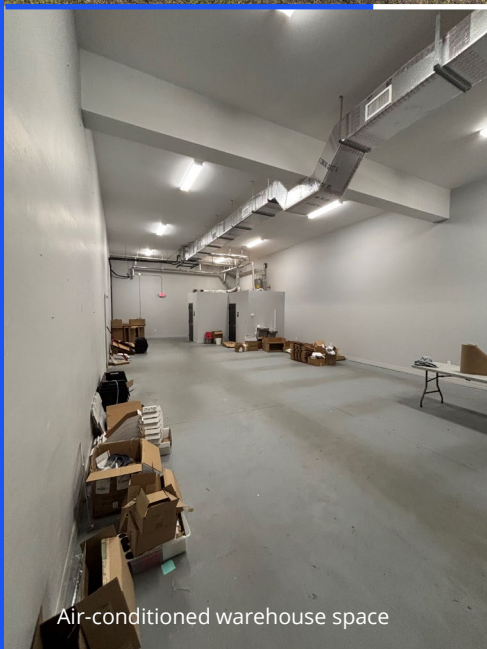
This versatile 5,023-square-foot space is ideal for a wide range of business uses. Features include:

- 4,300 SF air-conditioned warehouse for comfort & efficiency
- Flexible layout to accommodate various operational needs
- High-traffic area with convenient access

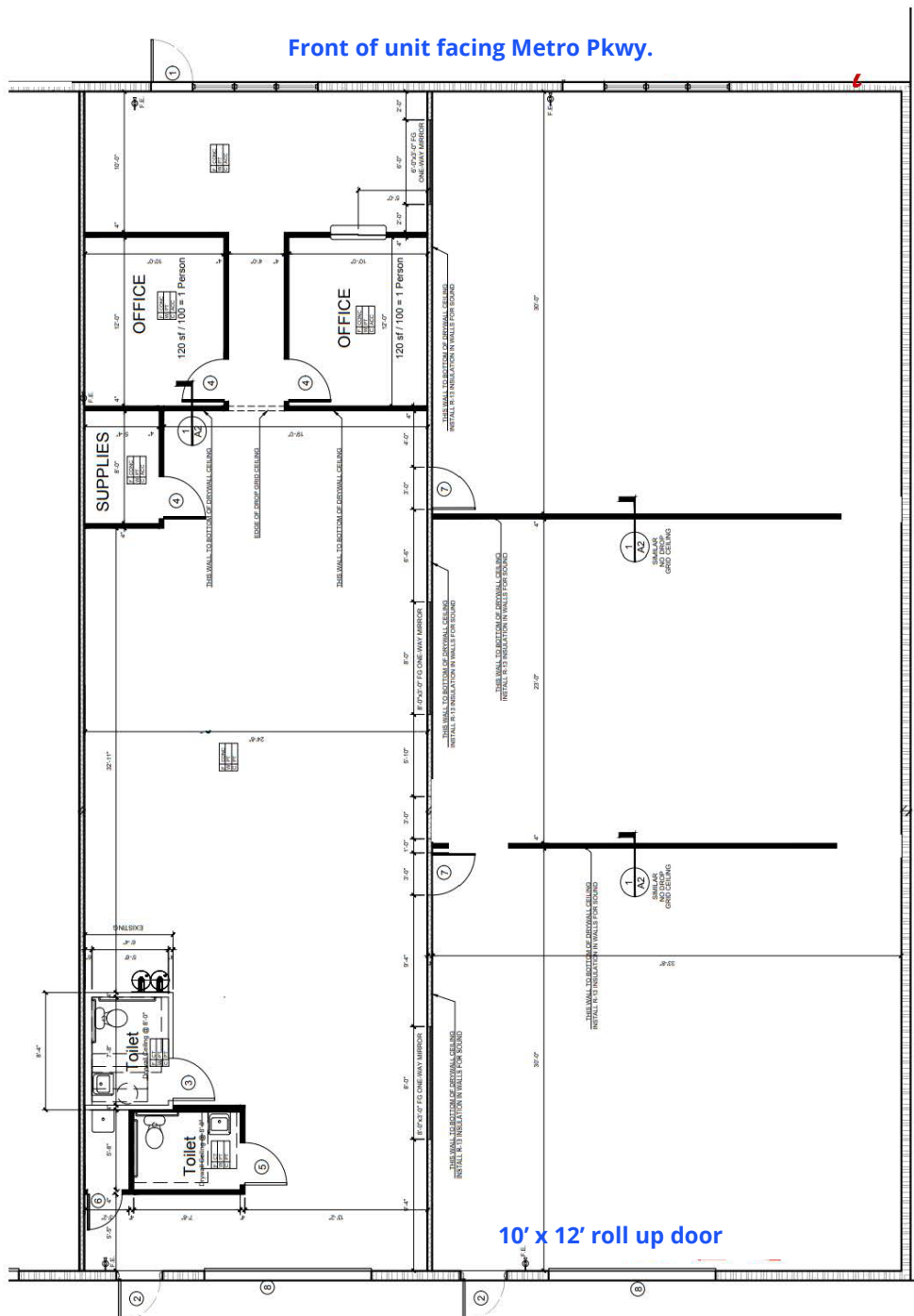
Perfect for businesses seeking a strategic location with functional space and strong exposure



Metro Parkway frontage with signage



Air-conditioned warehouse space





10650 METRO PARKWAY, UNITS 200 & 201, FORT MYERS, FL 33966 | DEMOGRAPHICS



Total Population

1-mile: 4,045
3-miles: 76,948
5-miles: 157,852



Average HH Income

1-mile: \$113,472
3-miles: \$95,436
5-miles: \$103,210



Households

1-mile: 1,657
3-miles: 34,480
5-miles: 72,677

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