



**SUBLEASE**

Asking Rate

**\$13.00/SF NNN**

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# Sublease Opportunity

## 5,023 SF Industrial Flex Space on Metro Parkway

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

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

**Colliers**

Accelerating success.



Accelerating success.

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

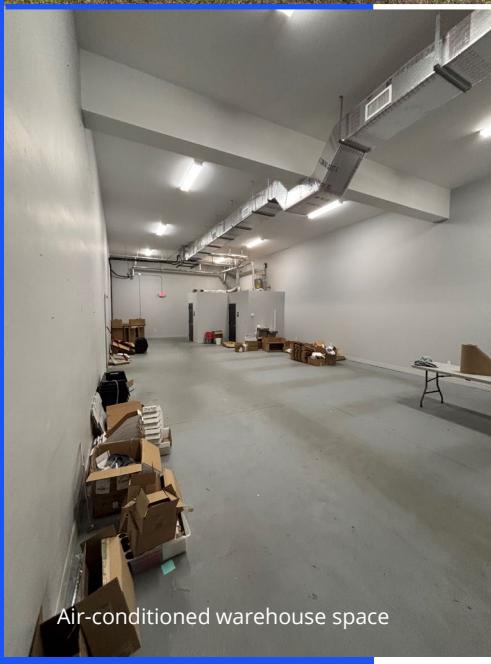
This versatile 5,023-square-foot space is ideal for a wide range of business uses. Features include:

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

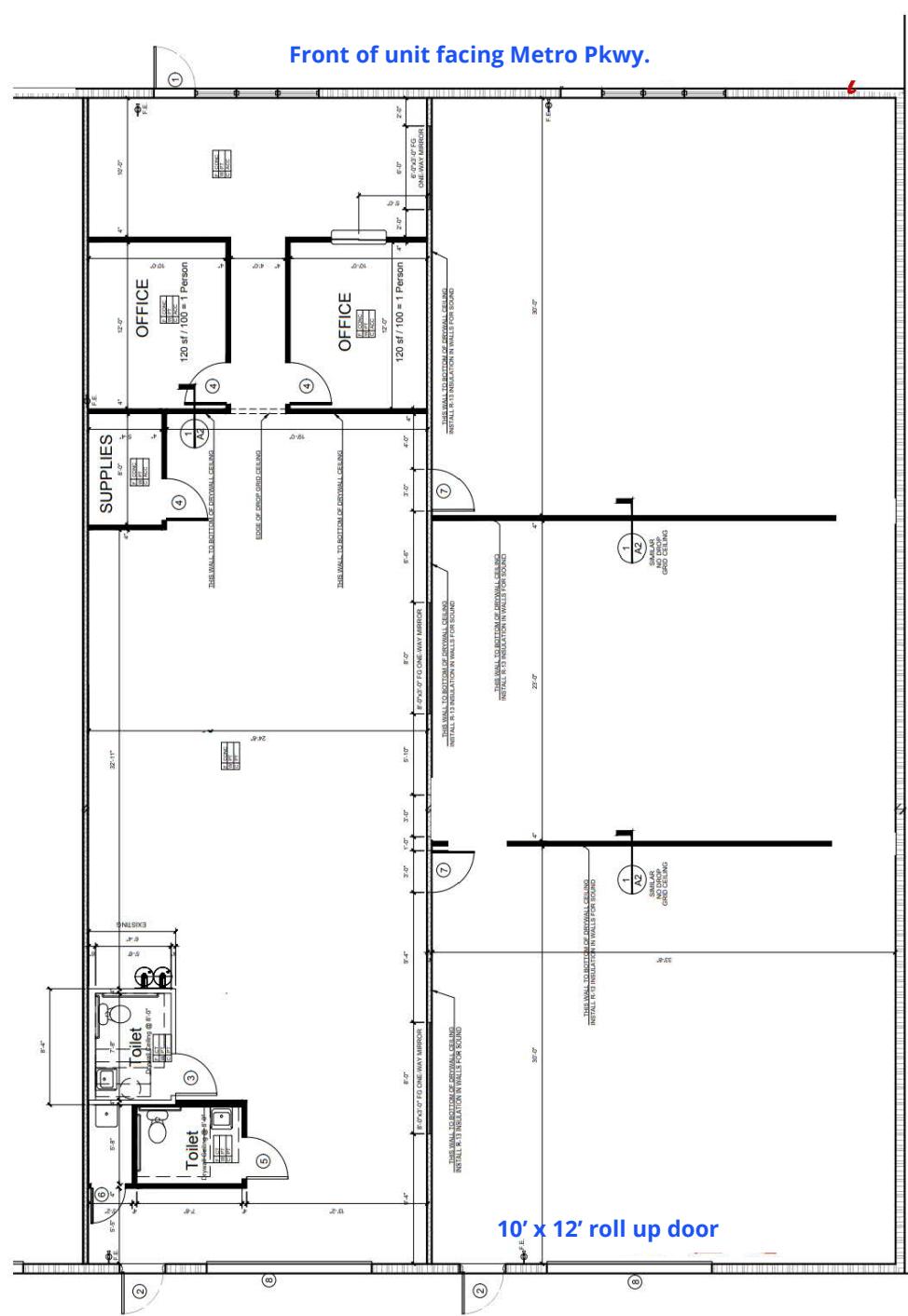
Perfect for businesses seeking a strategic location with functional space and strong exposure



### 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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