



10880 METRO PKWY UNIT I | FORT MYERS, FL 33966

5,000 SF INDUSTRIAL WAREHOUSE WITH TRUCK WELL DOOR

FOR LEASE

CONTACT

Jhonny Iglesias

239-319-4425

jhonny@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM

239-278-4945

chase@mayhughcommercial.com



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

Industrial Facility with Truck Well Door, Overhead Door, and Ample Yard Space.

This high-performance industrial facility is designed for seamless logistics and maximum productivity. Featuring 14' x 12' truck well doors, a truck well, and full semi-truck access, it ensures smooth and efficient operations. The 12' x 12' overhead door allows for easy loading and unloading, while a skylight brightens the space with natural light, creating a welcoming and energized work environment.

Built with durable tilt-wall construction and full insulation, the facility provides security, efficiency, and climate control—ideal for businesses that require a controlled environment. The secured yard and dedicated parking area offer plenty of space for vehicles, storage, and maneuverability.

Inside, take advantage of massive vertical clearance with 20' eave height and a 21' peak height, providing flexibility for storage, manufacturing, or expansion. A secured bonus mezzanine adds extra space, including a private section for customized use.

The fully air-conditioned office areas feature a mix of private offices and open workspace, ensuring a comfortable and productive environment. With 220V power capacity and ample clearance, this facility is built to handle a wide range of industrial operations.

Located in a prime metro corridor, this property offers the perfect combination of accessibility, security, and efficiency. Don't miss this outstanding opportunity—**call us today to schedule your private tour!**

PROPERTY DETAILS

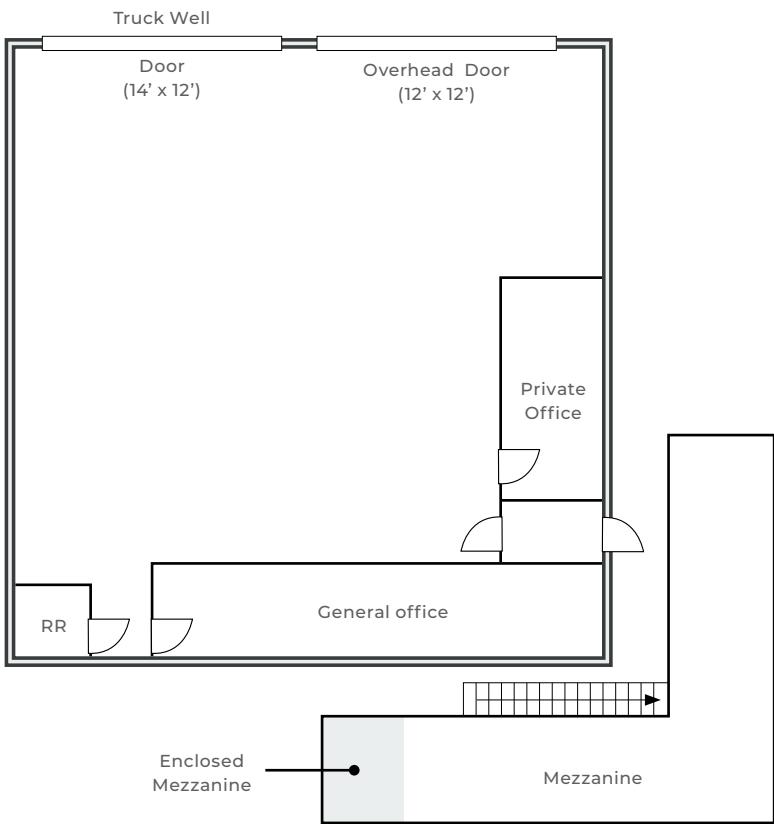
LEASE RATE	\$15.50 GROSS
AVAILABLE SF	5,000 SF
YEAR BUILT	1983
BUILDING SIZE	28,000 SF
ZONING	IL (LCO)
PARCEL SIZE	2.45 Acres
OVERHEAD DOOR	12'x12'
PEAK HEIGHT	21'
DOCK DOOR	14'x12'

HIGHLIGHTS

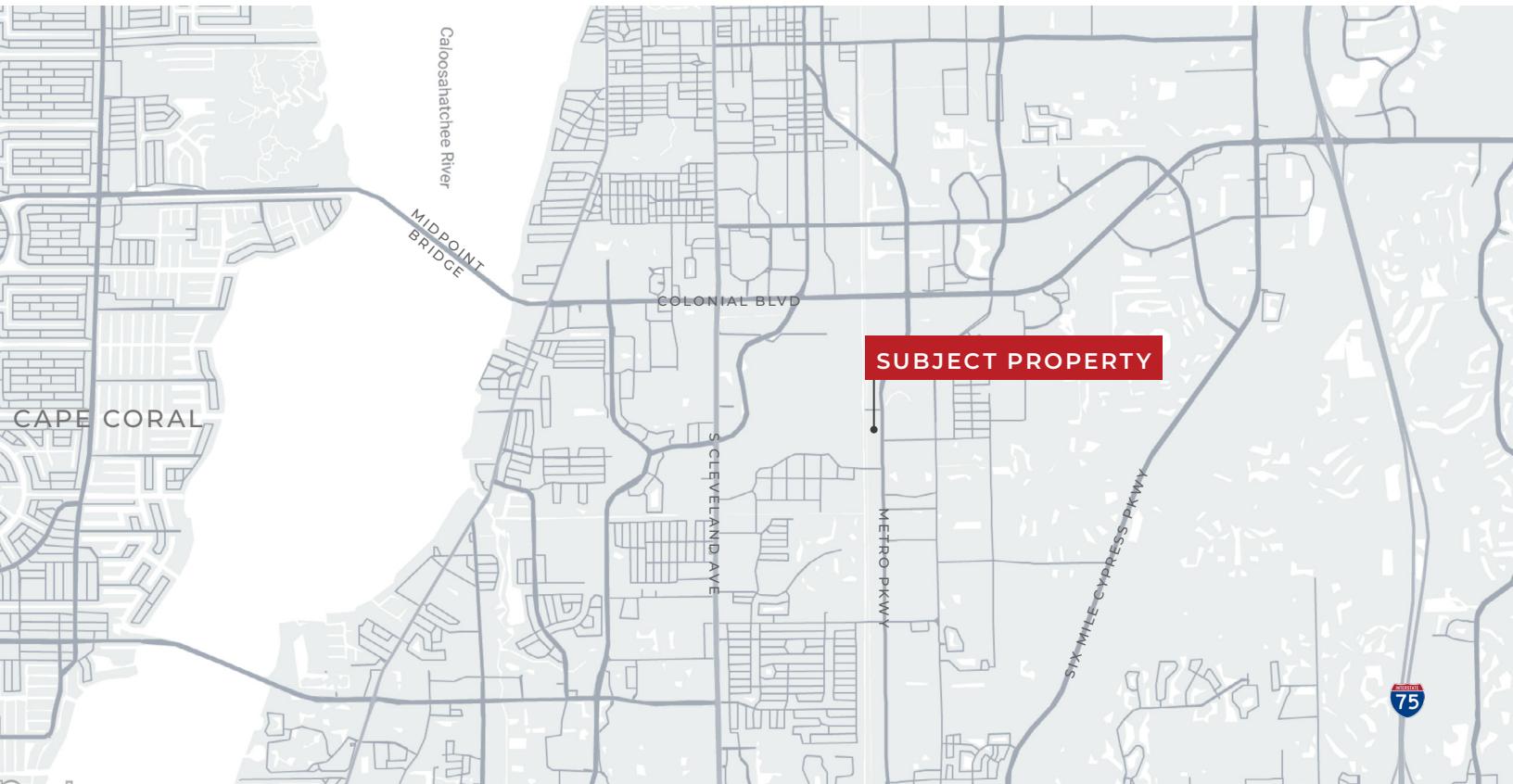
- 14' x 12' Door with truck well & semi access
- 12' x 12' Overhead Door for efficient loading/unloading
- Skylight for enhanced natural lighting
- Insulated Facility for temperature control and efficiency
- Tilt-Wall Construction for durability and security
- Secured Yard & Dedicated Parking Area
- 220V Power Supply for industrial operations
- 20' Eave Height | 21' Peak Height for spacious clearance
- Secured Bonus Mezzanine with private section
- Private Office & General Office Space for administrative needs



FLOORPLAN



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



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