



**Investment
Properties
Corporation**

FREE STANDING OFFICE/WAREHOUSE BUILDING

F O R S A L E



12501 Metro Parkway, Fort Myers, FL 33966

Investor or Owner/User

30,884 +/- square feet warehouse/office building conveniently located on the east side of Metro Parkway, just south of Crystal Drive.

Current tenant has vacated building with short term lease in place. Ideal for owner-occupant or investor.

PRICE:

\$5,995,000

YEAR BUILT:

1987

SIZE:

30,884 SF +/-

(26,000 SF warehouse / 4,884 SF office)

GARAGE DOORS:

9 - 10' X 12'

ZONING:

IPD

(Industrial Planned Development)

CENTER HEIGHT:

16'

ACRES:

2.60

PARKING:

100 +/- spaces

RE TAXES:

(2024)

\$37,592.07

FLOOD ZONE:

AH & AE

CONTACT ☎ (239) 261-3400 x 179

Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com

Investment Properties Corporation of Naples

3838 Tamiami Trail North Suite 402

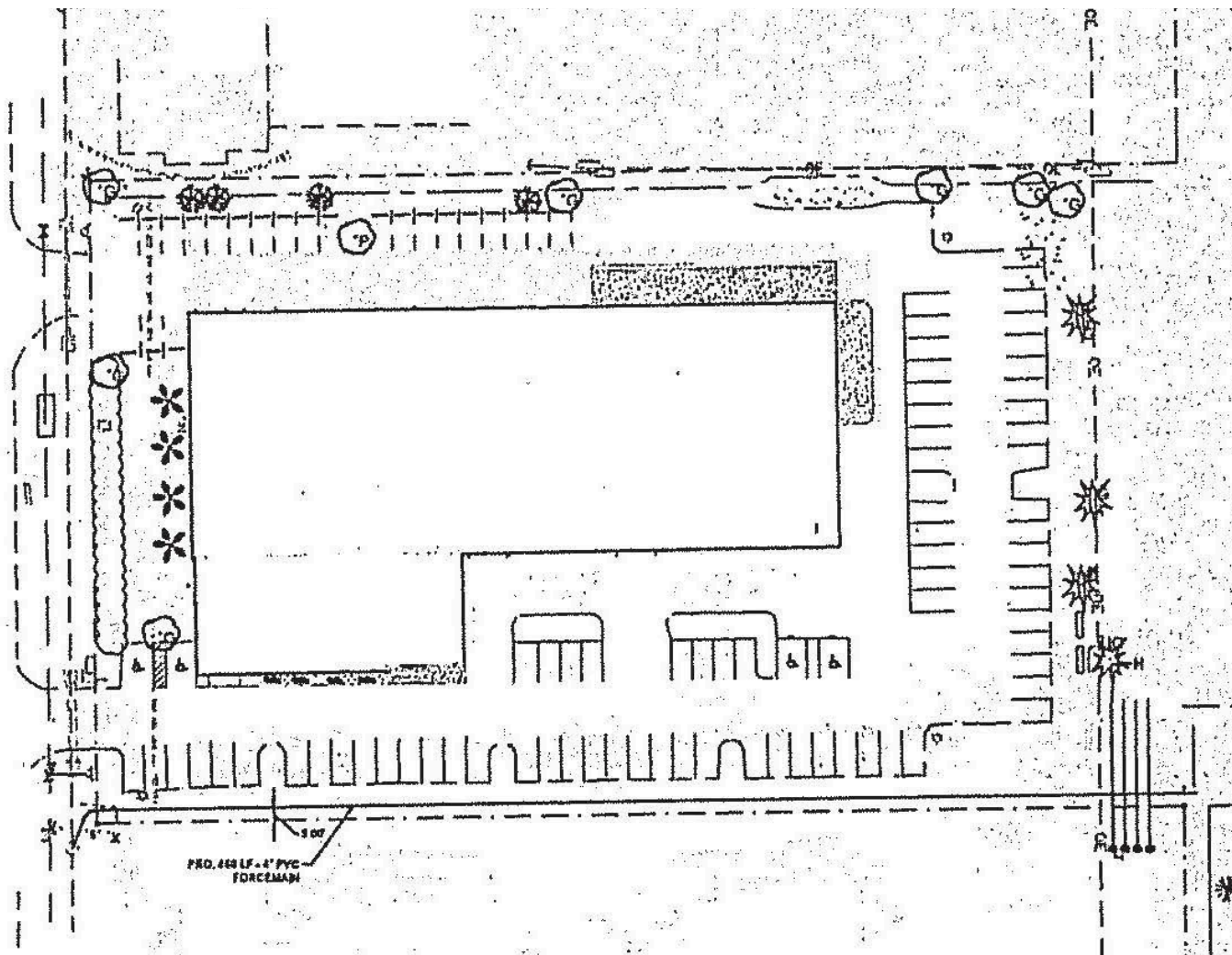
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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

S I T E P L A N & D E M O G R A P H I C S



Demographics (2025) 1 MILE 3 MILES 5 MILES

Est. Population	6,661	64,036	148,644
Est. Average Household Income	\$107,869	\$103,533	\$109,466
2024 Avg. Daily Traffic Count on Metro Parkway	36,500 cars on average daily		

*click
here!* →



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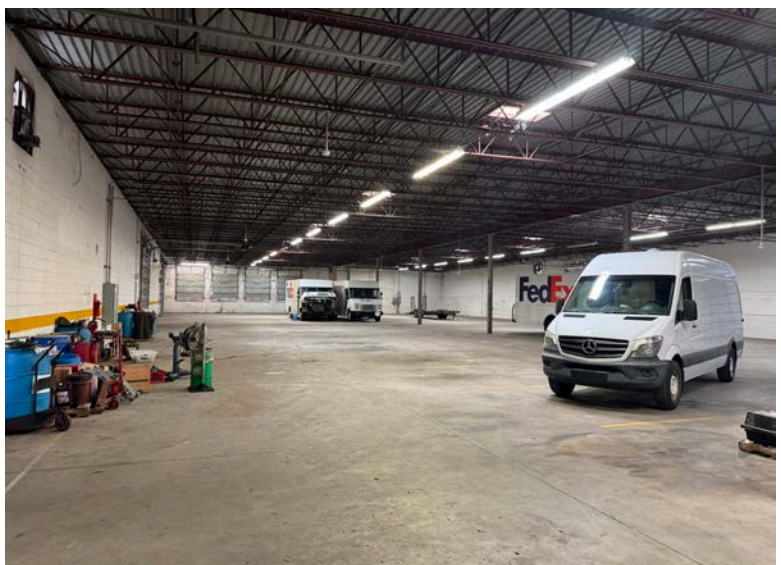
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