



# For Sale

## INDUSTRIAL BUILDINGS

12090 Metro Parkway, Fort Myers, FL 33966



### PROPERTY SUMMARY

Positioned along the highly traveled Metro Parkway corridor, 12090 Metro Parkway offers an exceptional owner-user or investor opportunity. Built in 1988 and comprising approximately 22,800± SF, the property features prominent frontage for branding and visibility and is zoned IL (Light Industrial) within Lee County well-suited for distribution, service, light manufacturing, and showroom uses. The site includes two buildings with integrated showroom/office and warehouse areas, creating a flexible layout for operations, display, and storage.

### PROPERTY HIGHLIGHTS

- ±22,800 SF industrial warehouse with 5,400 sf showroom space across two buildings; built 1988
- 5 Exterior Offices, Conference Room and two restrooms
- Direct frontage on Metro Parkway for strong signage and exposure on an Oversized Lot
- New Appraisal, Phase 1, Updated Survey and Updated Title
- Two LP Tanks (1-1,00 gallon and 1- 500 gallon); 3 phase 600 amp Power
- 2 (14 x 12) roll up doors; 1 (10 x 10) roll up door; 1 (14 x 12) roll up door with landing pad and dock high with leveler

Asking Price	\$4,300,000
Site Size	2.28 Acres
Building Size	22,800 SF
Year Built	1988
Zoning	IL



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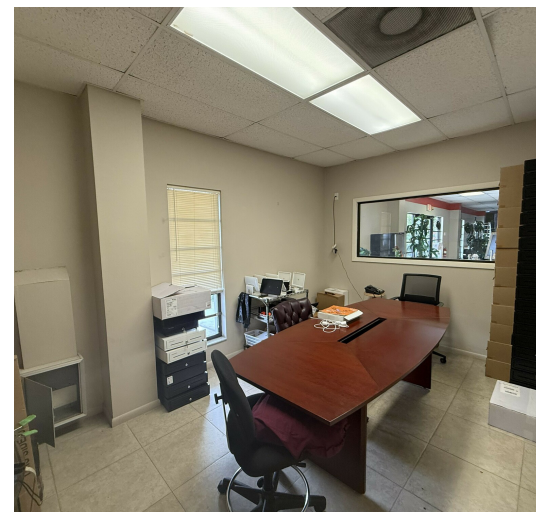
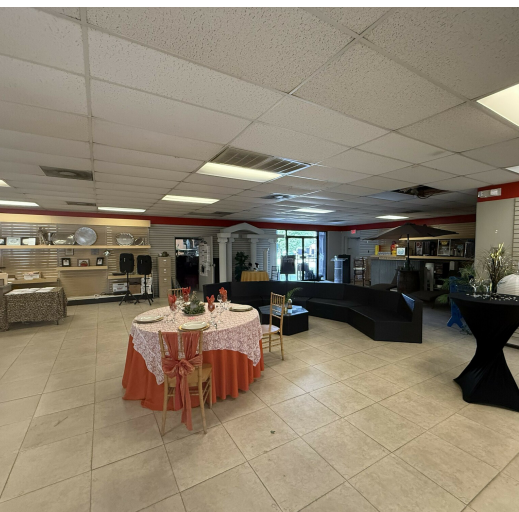




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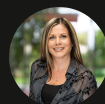
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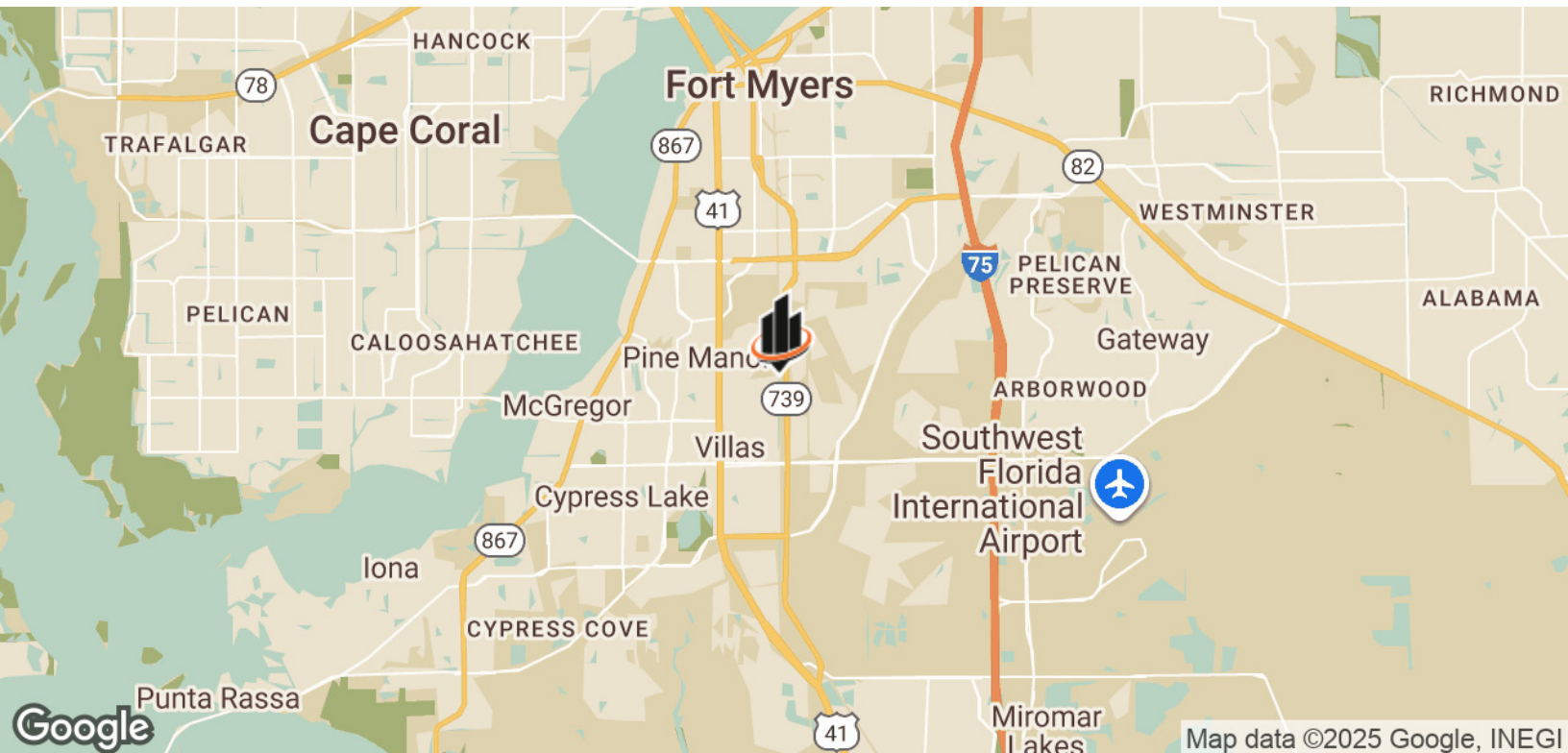




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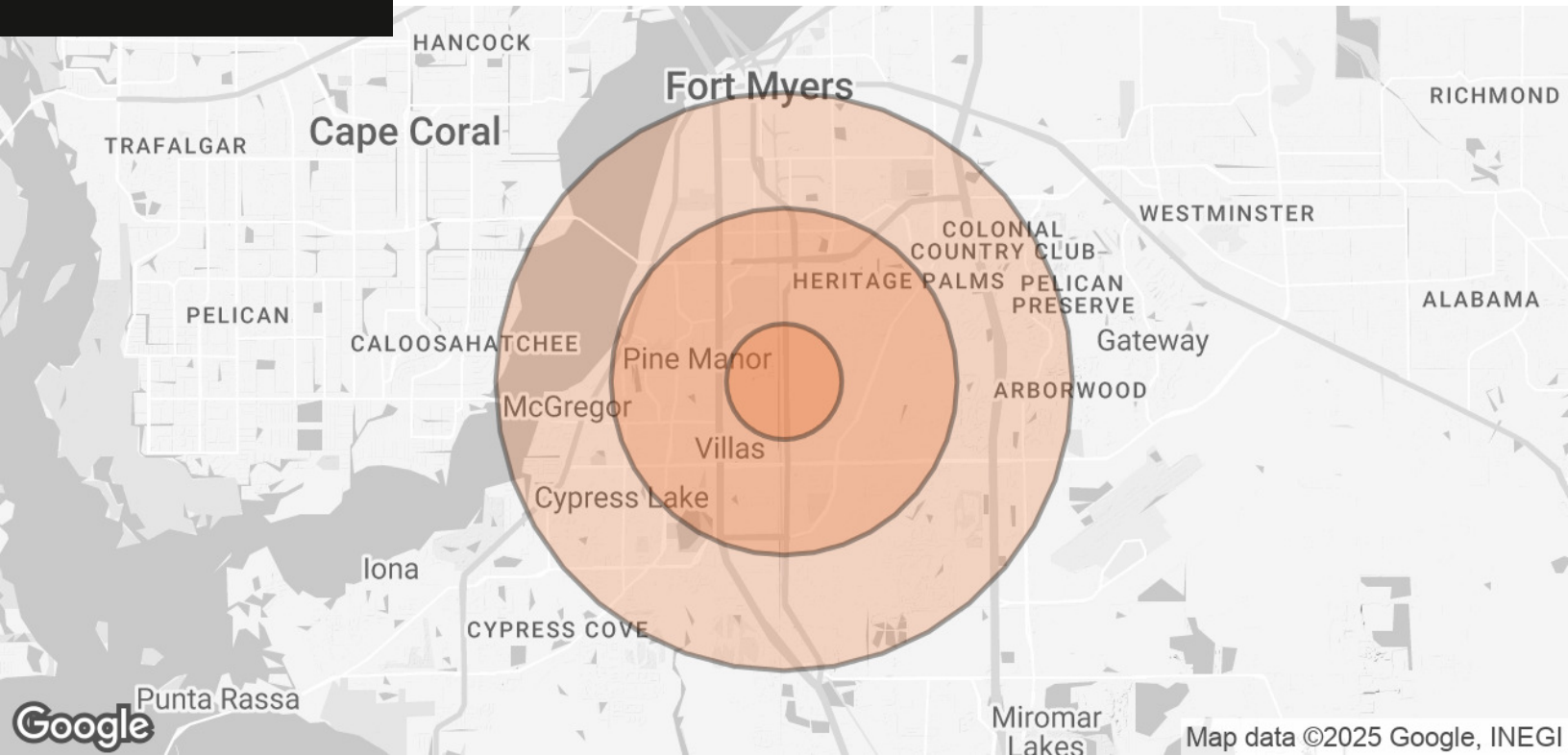




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,916	68,074	148,410
AVERAGE AGE	46	47	48
AVERAGE AGE (MALE)	45	46	47
AVERAGE AGE (FEMALE)	47	47	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,829	30,925	67,895
# OF PERSONS PER HH	2.4	2.2	2.2
AVERAGE HH INCOME	\$92,246	\$89,646	\$94,016
AVERAGE HOUSE VALUE	\$339,456	\$346,145	\$374,694

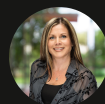
Demographics data derived from AlphaMap



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