

±22,451 SF Heavy Industrial Space



3520 Old Metro Pkwy

Fort Myers, FL 33916

Property Features

- Built with durable metal framing and equipped with a full wet-pipe fire suppression system for added protection
- Recently updated interior with modern finishes, providing a move-in-ready office/showroom environment
- Conveniently positioned between Hanson Street and Metro Parkway, giving quick access to key roadways and the surrounding industrial corridor

Space Details

- First floor 1,253 SF office/showroom space
- Second floor office space
- Two restrooms
- Fenced-in lot
- 16 parking spaces
- Four truck wells (10' x 10')
- One drive-in door (10' x 14')
- 30' clear height
- Zoned: IH - Heavy Industrial



UNIT SF	±22,451 SF
BASE RENT	\$10.75 PSF
LEASE EXPIRATION	July 31, 2028

For more information:

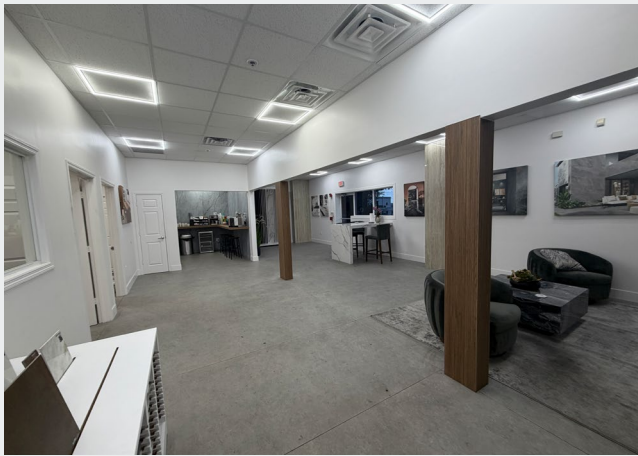
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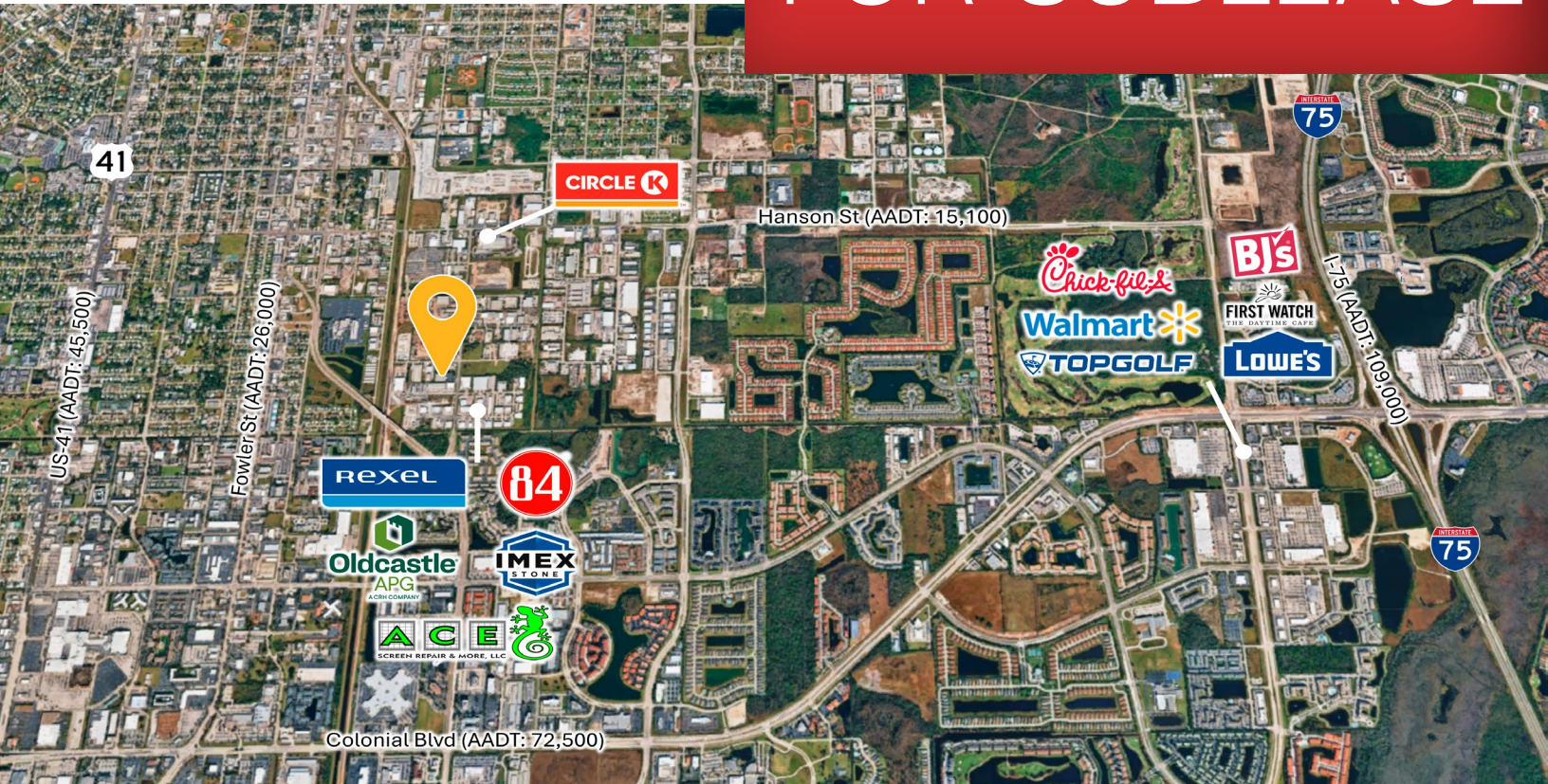
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Location Advantages

This property sits in a prime industrial location with quick, efficient access to I-75, US-41, and the major east-west corridors that keep Fort Myers' commercial activity moving. Positioned within one of the area's most established industrial zones, it offers seamless connectivity for distribution, service operations, and regional logistics. The surrounding area is home to numerous national brands, suppliers, and service companies, creating a business-friendly environment with strong traffic and established infrastructure. Its central placement within the Metro Parkway industrial corridor makes it an ideal hub for companies looking to operate in a high-demand, well-connected part of Southwest Florida.

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