

FOR LEASE

HEAVY INDUSTRIAL



METRO DISTRIBUTION CENTER

4001 Warehouse Road
Fort Myers, FL 33916

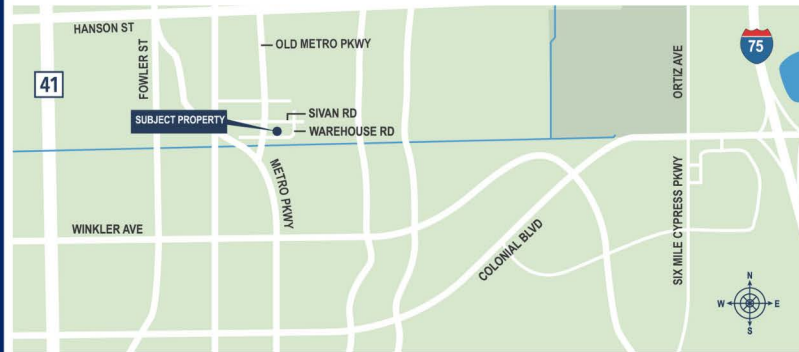
SPACE FEATURES

- **Size:** 11,832± RSF
- **Lease Rate:** \$8.95 / SF + NNN (\$3.58 PSF)
- **Available:** September 2026

Office Area (SF):	1,370
Warehouse (SF):	10,462
Roll-up Doors (12' x 14'):	2
Covered Loading Dock (SF):	1,300
Restrooms:	4

PROPERTY OVERVIEW

- Professionally managed industrial park
- Located off of Metro Parkway, between Hanson Street and Winkler Avenue; approximately 4 miles from I-75 (8 minute drive).



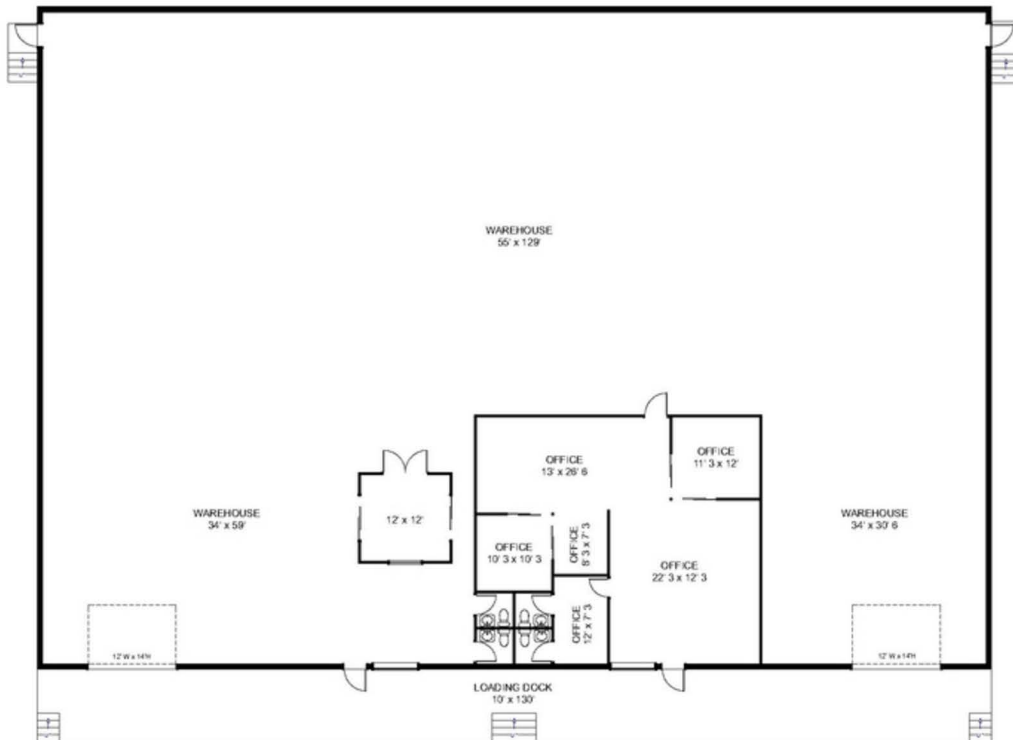
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