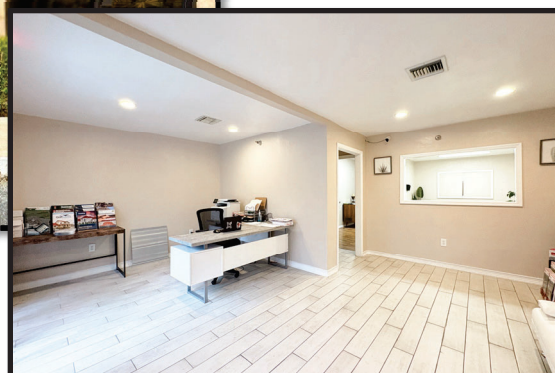


**FOR SALE | 2,378± SF INDUSTRIAL OFFICE / WAREHOUSE CONDO
METRO PARKWAY | JUST NORTH OF CRYSTAL DRIVE**



PROPERTY DESCRIPTION

- **Location:** 12165 Metro Parkway, Unit 23
Fort Myers FL 33966
- **S.T.R.A.P. #** 18-45-25-01-12165.23B0
- **Condo Size:** 2,378± SF
- **Year Built:** 1985
- **Property Tax:** \$2,502.33 (2025)
- **Zoning:** IL (Light Industrial) Lee County
- **Association Fees:** \$1,454.10 (Quarterly)
- **Parking:** 4 Surfaces Spaces

Comments: Metropolitan Commercial Park is a multi-tenant industrial office condo park centrally located on Metro Parkway, just north of Crystal Drive. This prime location provides easy access via Colonial Blvd. to the north or Daniels Parkway to the south. Unit 23 is available for sale. This unit has two levels of nicely built out office. The first floor consists of a large reception / showroom area, a conference room, a large private office, a breakroom, two restrooms, and approximately 468± SF of warehouse with 21' ceiling height, one 10' x 12' overhead door and one service entrance. The second floor consists of two large work areas, one small office, and a private hallway with waiting area. In addition, both the first and second floor have fire sprinklers in place.

Sale Price: \$395,000

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