



**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.

<u>PRICE:</u>	\$5,995,000	<u>YEAR BUILT:</u>	1987
<u>SIZE:</u>	30,884 SF +/- <small>(26,000 SF warehouse / 4,884 SF office)</small>	<u>GARAGE DOORS:</u>	9 - 10' X 12'
<u>ZONING:</u>	IPD <small>(Industrial Planned Development)</small>	<u>CENTER HEIGHT:</u>	16'
<u>ACRES:</u>	2.60	<u>PARKING:</u>	100 +/- spaces
<u>RE TAXES:</u> <small>(2025)</small>	\$39,692.15	<u>FLOOD ZONE:</u>	AH & AE

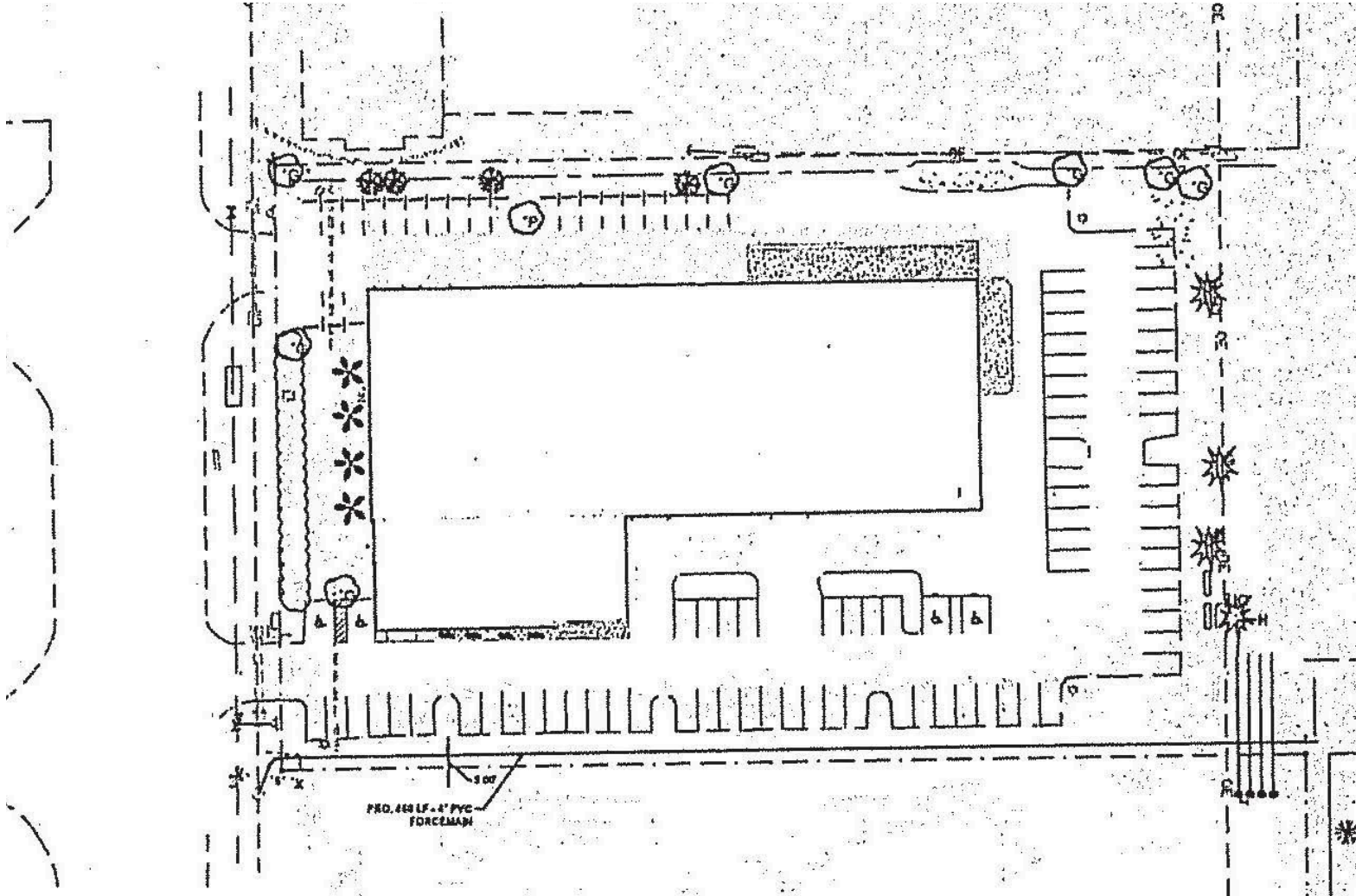
CONTACT 📞 **(239) 261-3400 x 179** **Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com**

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
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**

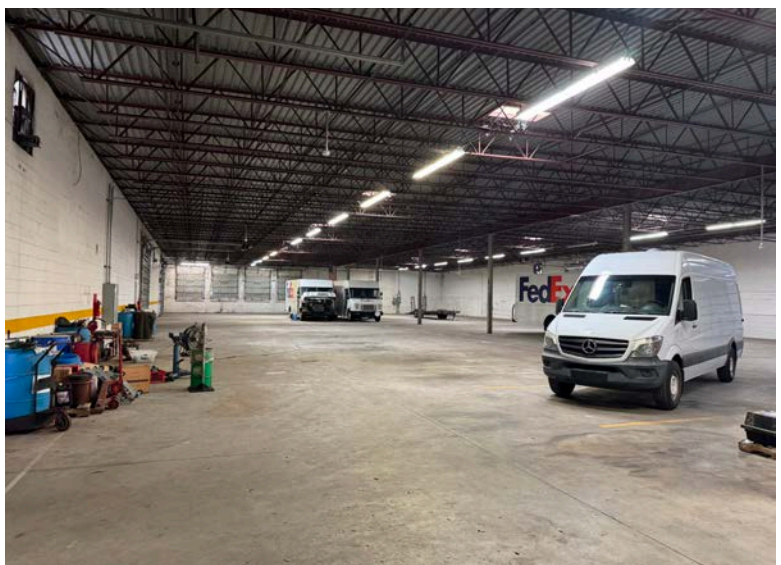


Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	6,661	64,036	148,644
Est. Average Household Income	\$107,869	\$103,533	\$109,466
2024 Avg. Daily Traffic Count on Metro Parkway	36,500 cars on average daily		

click here!



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L O C A T O R M A P



BELL TOWER
SHOPS
1 MILE

Gulf Coast Regional Medical Care

COOPER'S HAWK
WINERY & RESTAURANTS

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