



**MAYHUGH**  
COMMERCIAL ADVISORS

**FOR SALE**

4,110 +/- Office/Warehouse

12663 METRO PKWY. UNIT B - FORT MYERS, FL 33966



**Property Description:** This Industrial unit has it all! Located within the highly desirable Metro Pkwy corridor. Unit consists of over 3,750 SF of base floor area with an additional 360 SF of bonus mezzanine storage. Unit offers visibility on heavily traveled Metro Pkwy via Pylon Signage. In addition the units comes with a large outdoor storage area secured by a 6' chain link fence, out door lighting and IR camera/security system. Unit offers large showroom, private office, break room and restroom. Warehouse is fully insulated with exhaust fans, tool/storage room and warehouse restroom. Warehouse is equipped with plenty of power and large 12' X 14' OH doors offering access for larger equipment.

**Property Highlights:**

- Pylon Signage Fronting Metro Pkwy
- Large Improved Yard Areas
- Yard Secured by 6' Chain link Fence
- Outdoor Lighting
- Facility Fully Insulated
- Exhaust Fans
- General and Fire Alarm System
- IR Cameras
- Multi-Line Phone System

<b>Price:</b>	\$450,000.00 or \$109.49 P/S/F
<b>Total Size:</b>	4,110 +/- SF
<b>Office/Showroom:</b>	1,750 +/- SF
<b>Warehouse:</b>	2,000 +/- SF
<b>Mezzanine:</b>	360 +/- SF
<b>Ceiling Height:</b>	20' Eave & 21' Peak
<b>OH Doors:</b>	(2) 12' x 14' Grade Level
<b>Power:</b>	300 AMP
<b>Parking:</b>	18 Striped Spaces
<b>Zoning:</b>	IL (Lee County)

Advisors:

**Chase Mayhugh, SIOR CCIM**

239-898-9685 (Cell)

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**Mayhugh Realty, Inc.**

13690 Eagle Ridge Dr.

Fort Myers, FL 33912

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



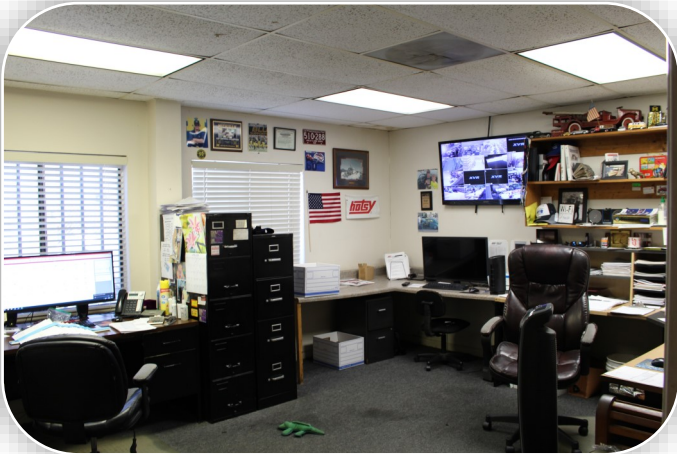
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**Pictures:**



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**Site Plan:**



**Property Location:**



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