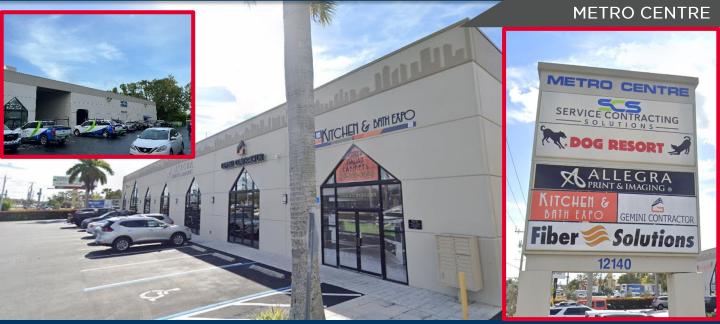
FOR LEASE



COMMERCIAL PROPERTY SOUTHWEST FLORIDA

12140 METRO PKWY FORT MYERS, FL 33966



UNIT	SF	\$/PSF	BASE RENT/MO	CAM / PSF	CAM / MO	TOTAL / MO (NO SALES TAX INCLUDED)
K*	10,000 +/- SF	\$13.75	\$11,458.33	\$4.98	\$4,150	\$15,608.33
В	1,500 */- SF	\$19.00	\$2,375	\$4.98	\$622.50	\$2,997.50

*Unit is split 5,000 sf Office 5,000 sf Warehouse

BUILDI	NG FEATURES	PROPERTY HIGHLIGHTS				
LEASE RATE	\$13.75-19.00 PSF NNN plus CAM	Excellent exposure on Metro Parkway				
BUILDING SIZE	27,968 +/- Total Building SF	➢ 22' Clear height				
UTILITIES	Water/Sewer	Ample parking				
YEAR BUILT	2002					
ZONING	IL-Light Industrial (Lee County)	 Two grade level rollup doors Truck Well 				
STRAP #	18-45-25-05-0000B.0030					
For more information, please contact:						

GARY TASMAN CEO & Principal Broker 239,489,3600 gtasman@cpswfl.com

SHAWN STONEBURNER Senior Director (239) 489-3600 sstoneburner@cpswfl.com 5220 Summerlin Commons Blvd. Ste. 500 Fort Myers, FL 33907 239.489.3600 www.cpswfl.com

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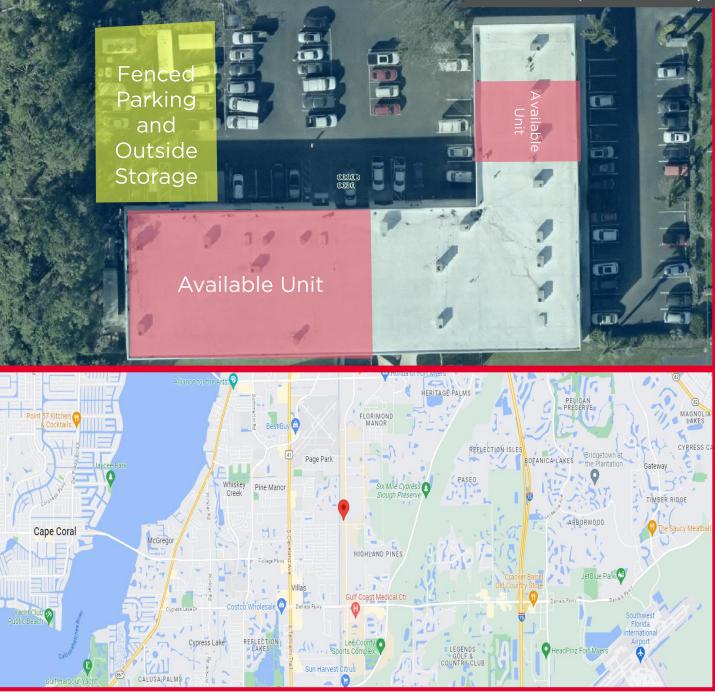




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Aerial / Location Map



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