



MAYHUGH
COMMERCIAL ADVISORS

FOR SALE

Industrial Flex Portfolio - 7.20% CAP

12155/12165 METRO PKWY. - FORT MYERS, FL 33966



Metropolitan Commercial Park

Property Description: Offering a great location these Office/Warehouse units are located just North of Crystal Drive, East of Metro Pkwy. Units range from of 1,450 +/- SF to 2,900 +/- SF. Units offer well appointed offices/showroom, restrooms and open warehouse space. Each unit has a 10 X 12 OH door located in the rear, 2 Parking spaces in the rear of property allow overnight storage. Centers allows easy rear access and ample parking with outdoor lighting. Great centralized location offering several points of access on Metro Pkwy and Crystal Drive. Great investment opportunity with additional upside.

| | |
|---------------------------|----------------------------------|
| Price: | \$997,500.00 |
| CAP Rate: | 7.2% |
| Total Unit Size: | 8,290 +/- SF |
| Construction: | CBS/Steel |
| Overnight Parking: | 2 Spaces Per Unit |
| Zoning: | IL (Lee County) |
| Power: | 150 AMPS / 240 V.A.C. |
| Clear Height: | 20' |
| OH Doors: | (1) 10'x12' Grade Level Per Unit |
| Year Built: | 1985 |

Advisors:

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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.



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| | | |
|--------------------|----------|------------------------------|
| 12155 - Unit 9-10 | 1,940 SF | HVAC in Office/Warehouse |
| 12165 - Unit 9-10 | 1,450 SF | New HVAC |
| 12165 - Unit 15-18 | 2,900 SF | New HVAC in Office/Warehouse |
| 12165 - Unit 25-26 | 2,000 SF | New HVAC |



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