



UNIT	SF	\$/PSF	BASE RENT/MO	CAM / PSF	CAM / MO	TOTAL / MO
E	2,179 +/- SF	\$13.00	\$2,360.58	\$3.10	\$562.91	\$2,923.49 plus applicable tax

BUILDING FEATURES

PROPERTY HIGHLIGHTS

LEASE RATE	\$13.00 PSF NNN plus CAM
AVAILABLE UNIT / SIZE	Unit E: 2,179 +/- Unit SF
BUILDING SIZE	27,968 +/- Total Building SF
UTILITIES	Water/Sewer
YEAR BUILT	2002
ZONING	IL-Light Industrial (Lee County)
STRAP #	18-45-25-05-0000B.0030

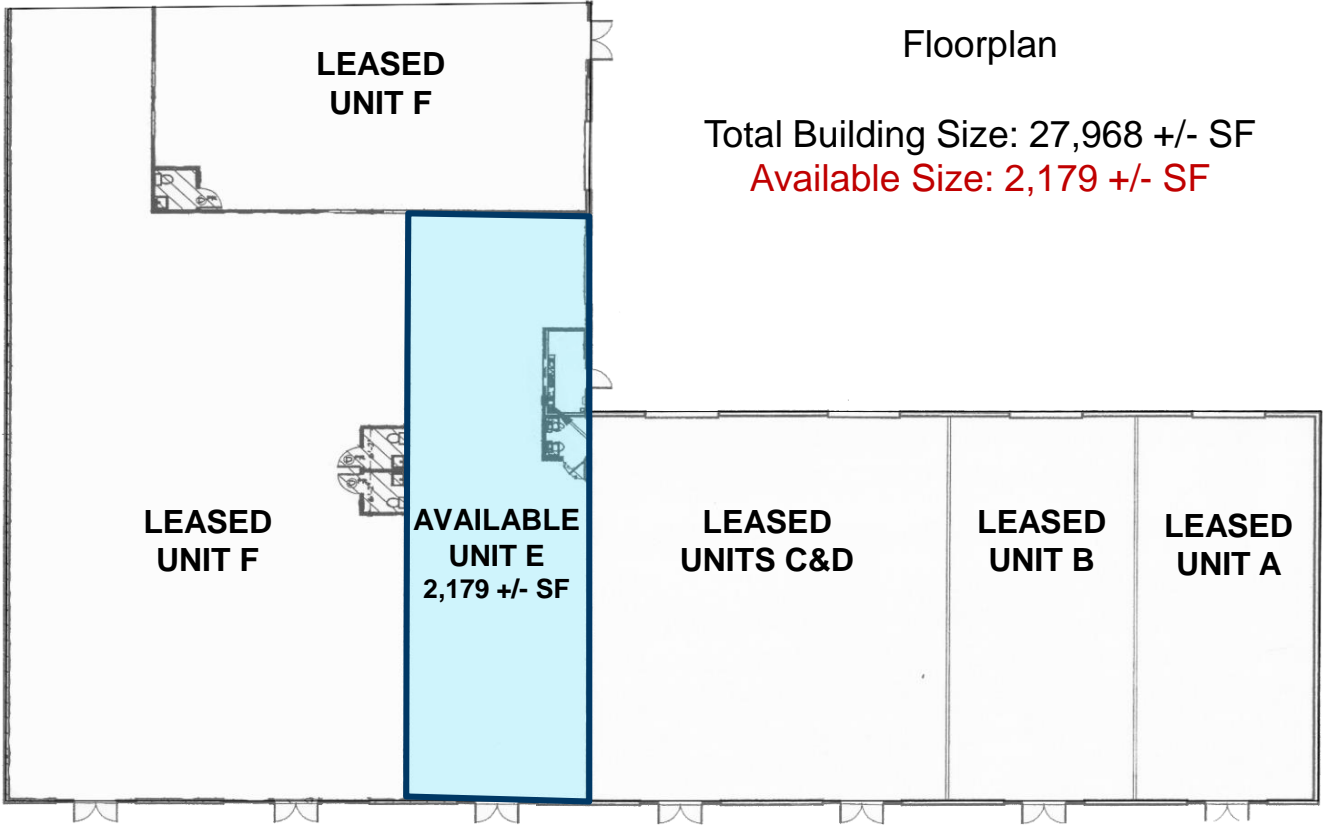
- Building face has been remodeled and re-designed to attract maximum attention
- Excellent exposure on Metro Parkway
- Great tenant mix
- Ample parking
- One grade level rollup door

For more information, please contact:

GARY TASMAN
CEO & Principal Broker
239.489.3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Director
(239) 489-3600
sstoneburner@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500
Fort Myers, FL 33907
239.489.3600
www.cpswfl.com



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 TOTAL POPULATION	6,344	60,818	134,911
2023 POPULATION	7,146	68,932	153,722
POP GROWTH 2018-2023	12.64%	13.34%	13.984%
AVERAGE AGE	43.00	42.40	45.20
2018 TOTAL HOUSEHOLDS	2,672	27,428	60,864

