



FOR SALE OR LEASE



**MAYHUGH**  
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3580 OLD METRO PKWY | FORT MYERS, FL 33916

**10,000 SF DOCK-HIGH INDUSTRIAL  
FACILITY WITH SECURED YARD STORAGE**



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# EXECUTIVE SUMMARY

## Functional Heavy Industrial Facility Built for Warehouse, Distribution & Service Operations

3580 Old Metro Parkway presents an opportunity to acquire or lease a 10,000 SF freestanding industrial facility situated on 0.93 acres in Fort Myers. Zoned IH (Industrial Heavy), the property offers the operational flexibility needed by warehouse, distribution, manufacturing, contractor, and industrial service users while providing a combination of dock-high loading and secured outdoor storage that can be difficult to replicate within the market.

The building consists of approximately 8,750 SF of warehouse space and 1,250 SF of finished office, providing an efficient balance between operations and administrative functions. Warehouse features include a 40-inch dock height, two electric dock-high doors, a third overhead door with ramped ground-level access, 16-foot eave height, 20-foot peak height, and columns spaced 23 feet on center. Two exhaust fans and 220V single-phase electrical service further support day-to-day industrial operations.

Two secured, fenced outdoor storage yards add significant functionality for equipment, materials, vehicles, or inventory. Recent capital improvements include a new roof and fencing installed in 2023, while the office component provides three private offices, reception with two workstations, kitchen, and four restrooms.

*Purpose-Built for Industrial Operations with Dock-High Loading, Secured Outdoor Storage, and Flexible IH Zoning.*

### SALE OFFERING

|              |             |
|--------------|-------------|
| PRICE        | \$2,000,000 |
| PRICE PER SF | \$200.00/SF |

### LEASE OFFERING

|            |            |
|------------|------------|
| RENT       | \$14.00/SF |
| LEASE TYPE | NNN        |
| CAM/OPEX   | \$3.75/SF  |

### PROPERTY DETAILS

|                   |                                           |
|-------------------|-------------------------------------------|
| ADDRESS           | 3580 Old Metro Pkwy, Fort Myers, FL 33916 |
| BUILDING SF       | 10,000 SF                                 |
| YEAR BUILT        | 1973                                      |
| PARCEL SIZE       | 0.93 AC                                   |
| PARCEL NUMBER     | 30-44-25-P4-00107.001D                    |
| ZONING            | IH                                        |
| DOCK HEIGHT DOORS | (1) 12' X 12' + (1) 10' X 11' Electric    |
| EAVE HEIGHT       | 16'                                       |
| PEAK HEIGHT       | 20'                                       |
| EXHAUST FANS      | 2                                         |
| YARD STORAGE      | 7,500 SF Fenced                           |

# THE OPPORTUNITY

## INDUSTRIAL INFRASTRUCTURE THAT SUPPORTS REAL-WORLD OPERATIONS

*3580 Old Metro is configured around the practical requirements of industrial users.*

Rather than relying solely on warehouse square footage, the property combines dock-high and ground-level loading, secured outdoor storage, functional clear heights, efficient column spacing, and Heavy Industrial zoning within one freestanding facility. This allows users to accommodate receiving, storage, equipment, fleet, and administrative functions from a single location.

The property's IH zoning further broadens its potential for warehouse, distribution, manufacturing, and industrial service operations. Two fenced side yards provide additional operational space outside the building, while the mix of dock-high and ramped loading accommodates different vehicle and delivery requirements. For an owner-user, the property provides control over a functional industrial facility with recent capital improvements; for a tenant, it offers infrastructure that can reduce the need for extensive modifications before occupancy.

### OPPORTUNITIES FOR USE

#### Contractor Operations

SECURED YARDS • OFFICE  
COMPONENT • EQUIPMENT STORAGE •  
HEAVY INDUSTRIAL ZONING

#### Warehouse / Distribution

8,750 SF WAREHOUSE • DOCK-HIGH  
LOADING • GROUND-LEVEL ACCESS •  
23' COLUMN SPACING

#### Manufacturing / Industrial

IH ZONING • EXHAUST VENTILATION  
• FUNCTIONAL CLEAR HEIGHTS •  
FLEXIBLE WAREHOUSE LAYOUT

#### Owner-User Investment

FREESTANDING FACILITY • NEWER  
ROOF & FENCING • SALE OR LEASE  
AVAILABILITY • ESTABLISHED  
INDUSTRIAL LOCATION

### OPPORTUNITY HIGHLIGHT



HEAVY INDUSTRIAL (IH) ZONING



10,000 SF FREESTANDING FACILITY



3 LOADING DOORS; 40" DOCK-HIGH



TWO SECURED OUTDOOR STORAGE YARDS



FUNCTIONAL WAREHOUSE CONFIGURATION



RECENT CAPITAL IMPROVEMENTS



DEDICATED OFFICE COMPONENT



INDUSTRIAL BUILDING INFRASTRUCTURE

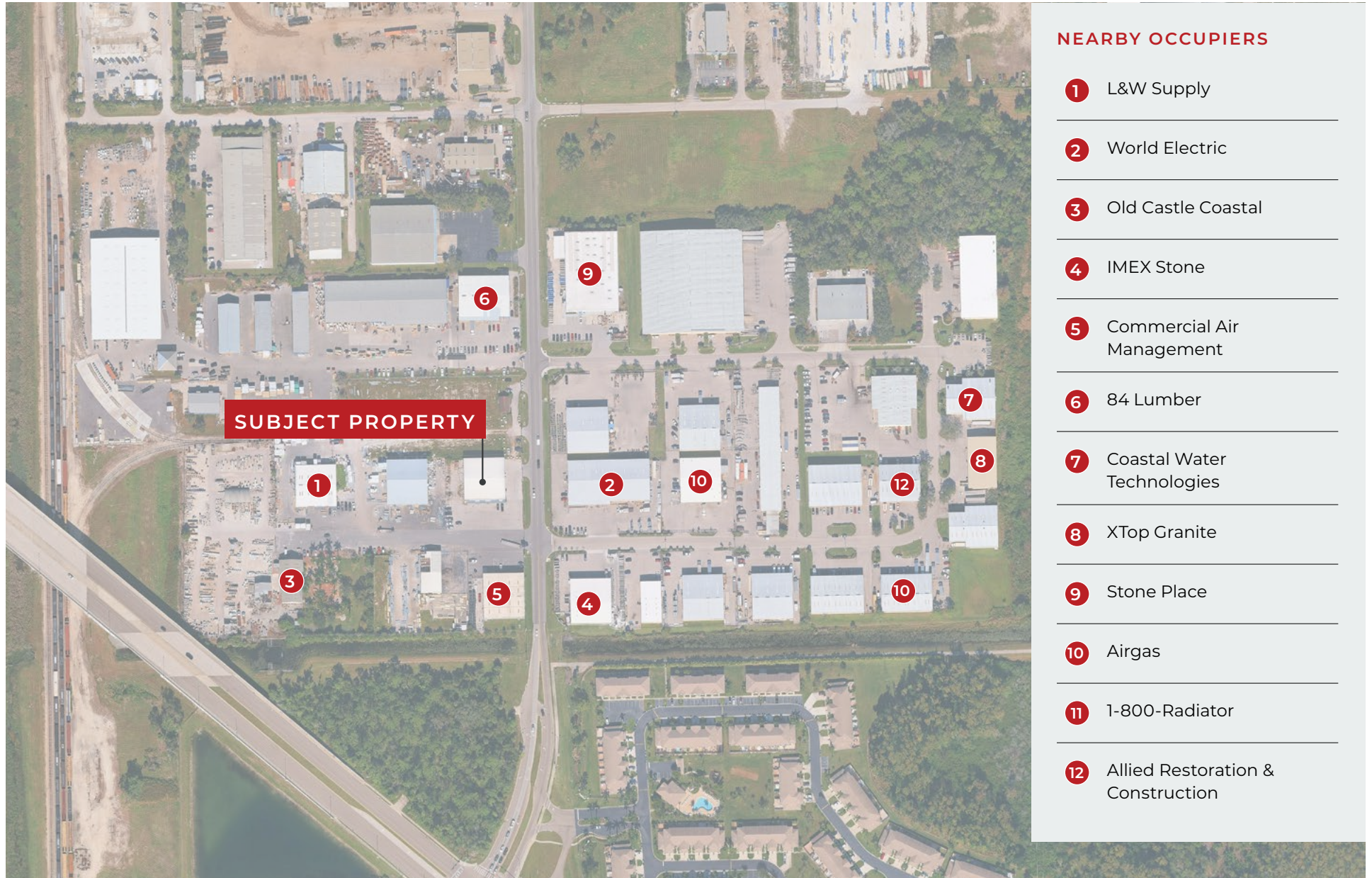


# PROPERTY AERIAL





# NEARBY OCCUPIERS





# PHOTOS - EXTERNAL



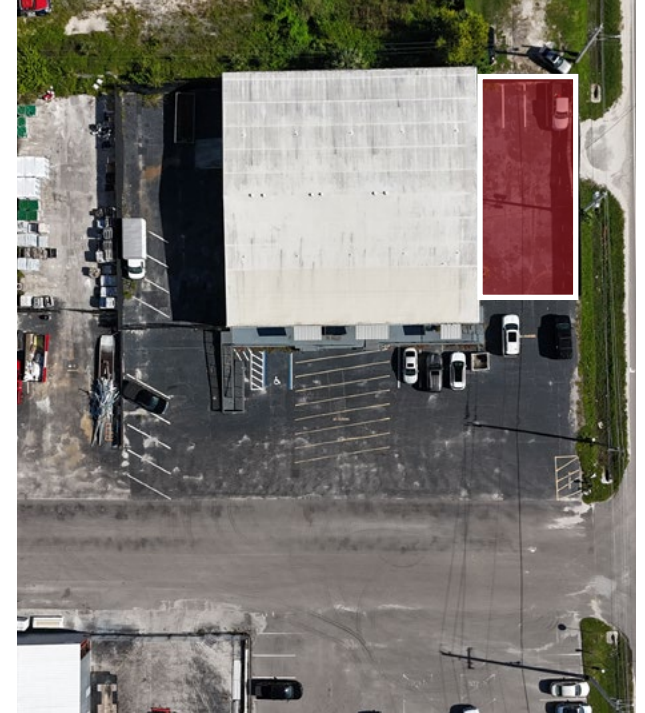


# PHOTOS - INTERNAL



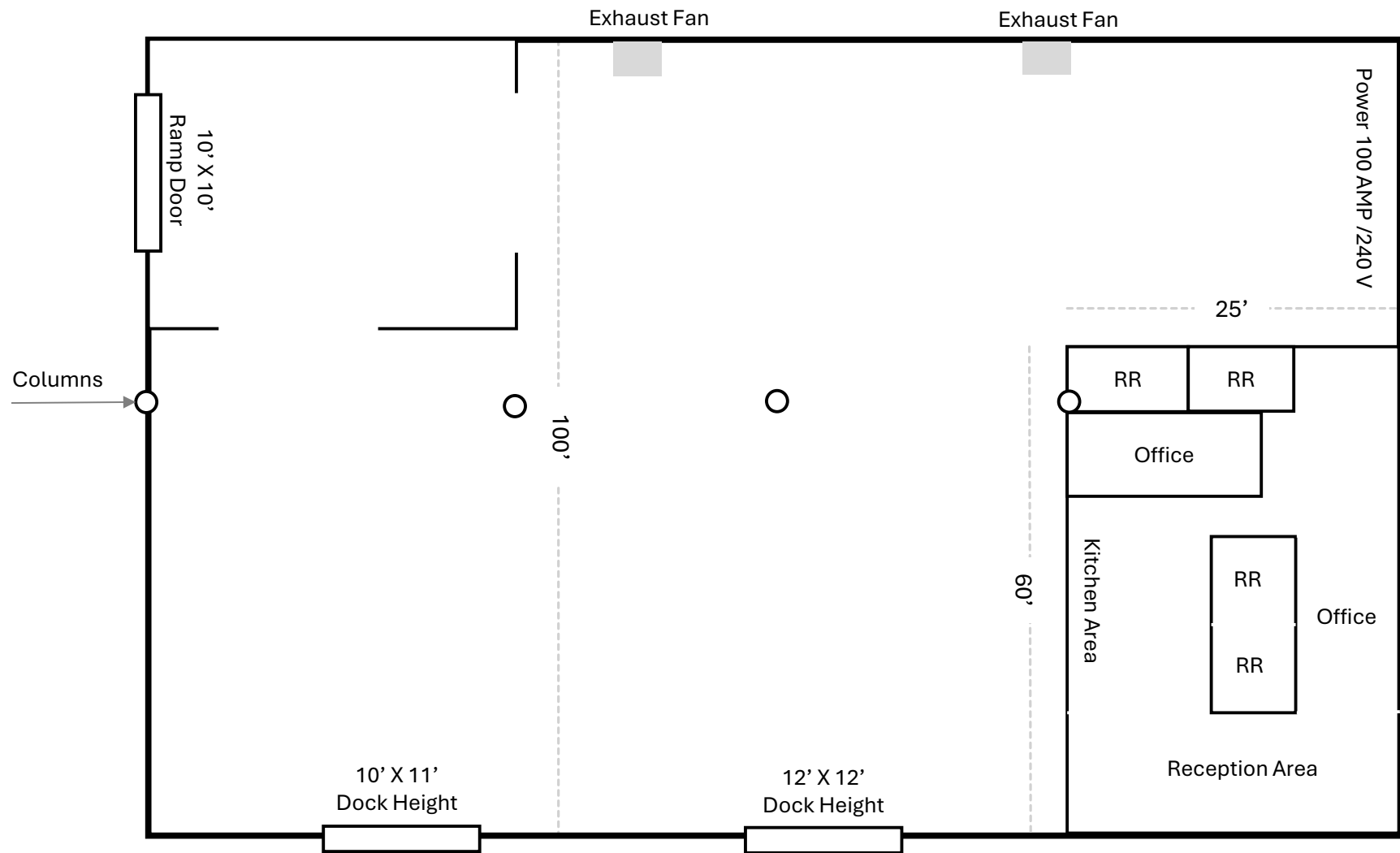


# PHOTOS - SECURE YARD





# FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.



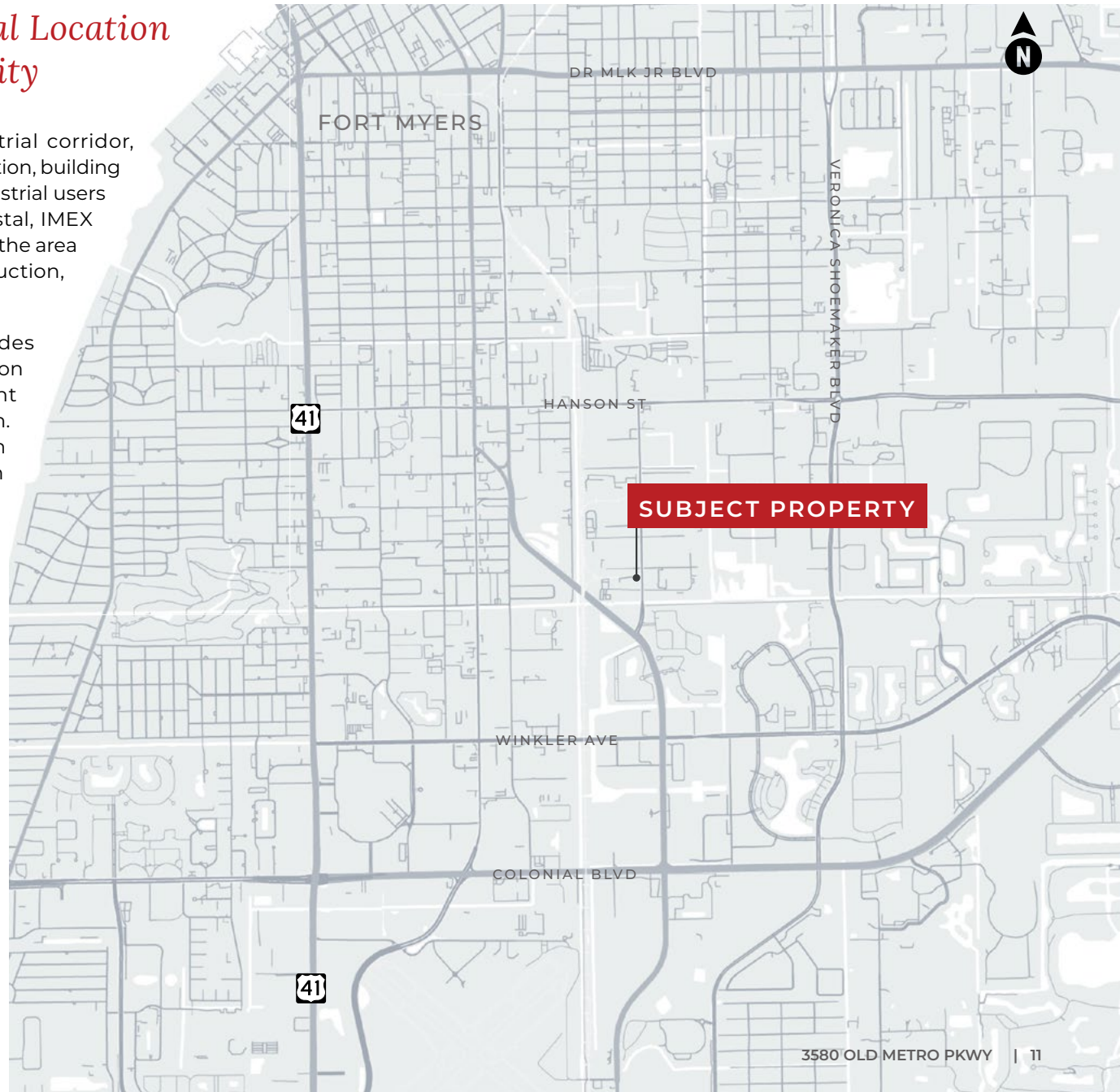
# LOCATION OVERVIEW

## *Established Fort Myers Industrial Location with Strong Regional Connectivity*

Located within an established Fort Myers industrial corridor, surrounded by a concentration of warehouse, distribution, building supply, and service-oriented businesses. Nearby industrial users include L&W Supply, World Electric, Oldcastle Coastal, IMEX Stone, and Commercial Air Management, reinforcing the area as an active hub for businesses serving the construction, trade, and industrial sectors.

The property's Old Metro Parkway location provides convenient connectivity to Colonial Boulevard, Hanson Street, and I-75, supporting efficient movement throughout Fort Myers and the broader SWFL region. Combined with the property's IH zoning, dock-high loading, and secured outdoor storage, the location is particularly well suited for companies requiring a centrally positioned base for warehouse, distribution, contractor, or industrial operations.

-  **CONVENIENT I-75 CONNECTIVITY** – Access to the interstate supports regional distribution and service throughout SWFL.
-  **NEAR COLONIAL BOULEVARD & HANSON STREET** – Convenient connections to major Fort Myers east-west transportation corridors.
-  **STRONG INDUSTRIAL BUSINESS BASE** – Nearby companies include L&W Supply, World Electric, Oldcastle Coastal, IMEX Stone, and Commercial Air Management.





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