



**FOR SALE | 2.44± ACRE HEAVY INDUSTRIAL SITE
OLD METRO PARKWAY / CITY OF FORT MYERS**



PROPERTY DESCRIPTION

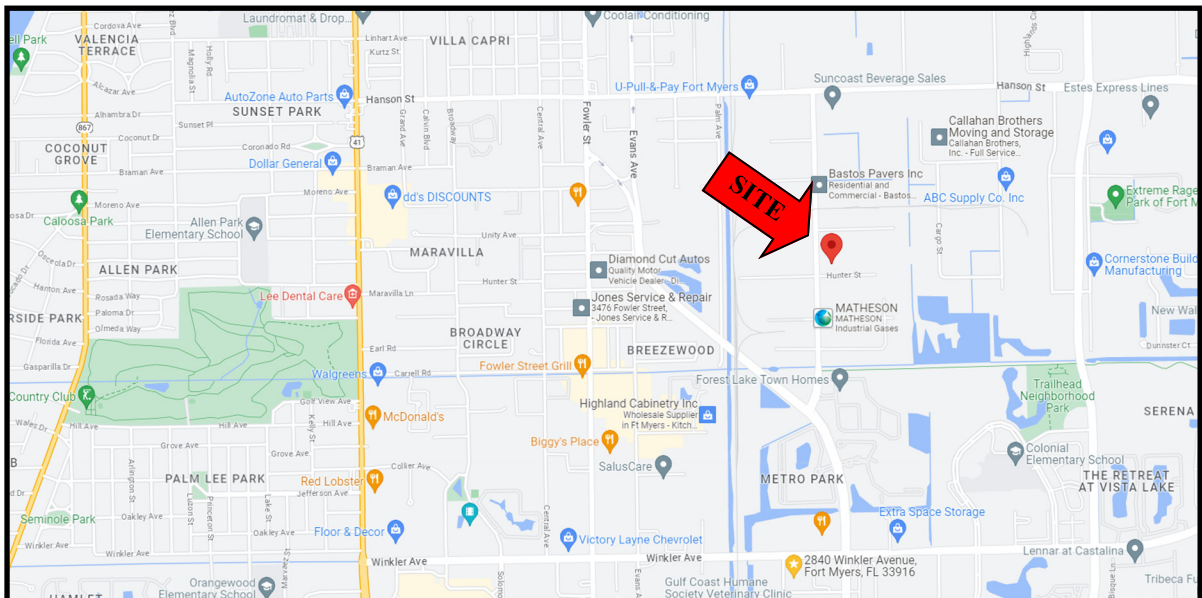
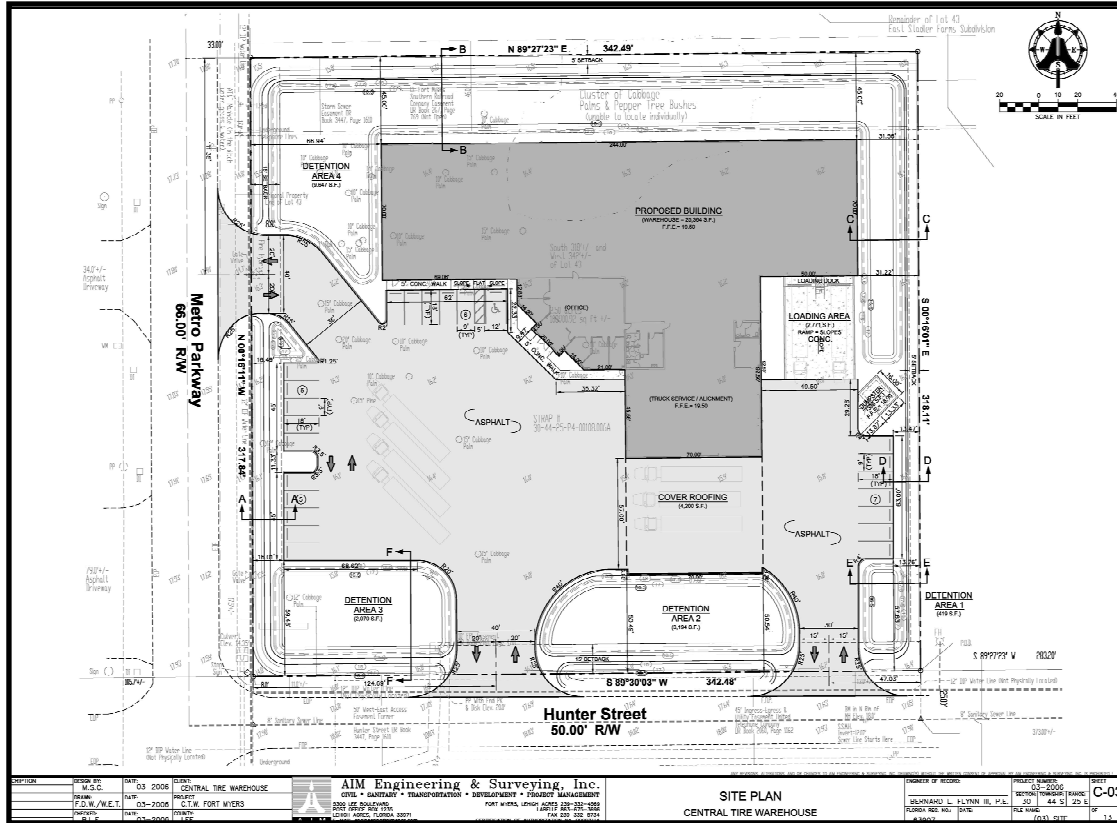
- Location: 3455 Old Metro Parkway, Fort Myers, FL 33916
- S.T.R.A.P.#: 30-44-25-P4-00108.006A
- Land Size: 2.44± Acres (106,243± SF)
- Zoning: IH (Heavy Industrial) within the City of Fort Myers
- Dimensions 309' x 344' x 308' x 346'

Comments: This 2.44± acre site is mostly cleared and level with approximately 309' of frontage along Old Metro Parkway. With heavy industrial zoning, some of the allowable uses are as follows: manufacturing, warehouse and distribution, outdoor storage, vehicle sales and service, self-service storage, and light industrial uses. The property is located at the NE corner of Hunter Street and Old Metro Parkway and subject to easements and restrictions.

SALE PRICE: \$1,150,000



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