



*Ryan Leffler*

## *For Sale*



*Address: 12590 Metro Pkwy, Fort Myers FL 33912*  
*Zoning: IL*  
*Bldg. Size: 11,440 +/- Sq. Ft.*  
*Land Size: 43,731 +/- Sq. Ft.*  
*Year Built: 2002*  
*Rental Income: \$126,000 Modified NN Lease*  
*Sale Price: \$1,475,000.00*

*Comments: This property is currently occupied by Black Box which is a publicly traded company with 192 offices in 141 countries. Their lease agreement has three years and four months left on a modified NN lease.*

---

Information contained herein was obtained from sources believed reliable; however, Leffler and Associates makes no guarantees or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, changes of price or conditions, prior to sale or lease without notice.

### **Leffler & Associates PM, Inc.**

**8695 College Parkway, Suite 1254  
Fort Myers, FL 33919**

**Phone: (239) 482-6211**

**Fax: (239) 482-1215**

**Email [ryan@LefflerandAssociates.com](mailto:ryan@LefflerandAssociates.com)**

**Web Site: [www.LefflerandAssociates.com](http://www.LefflerandAssociates.com)**