

FOR LEASE

UP TO 10,650 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9TH TERRACE, CAPE CORAL, FL 33990

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

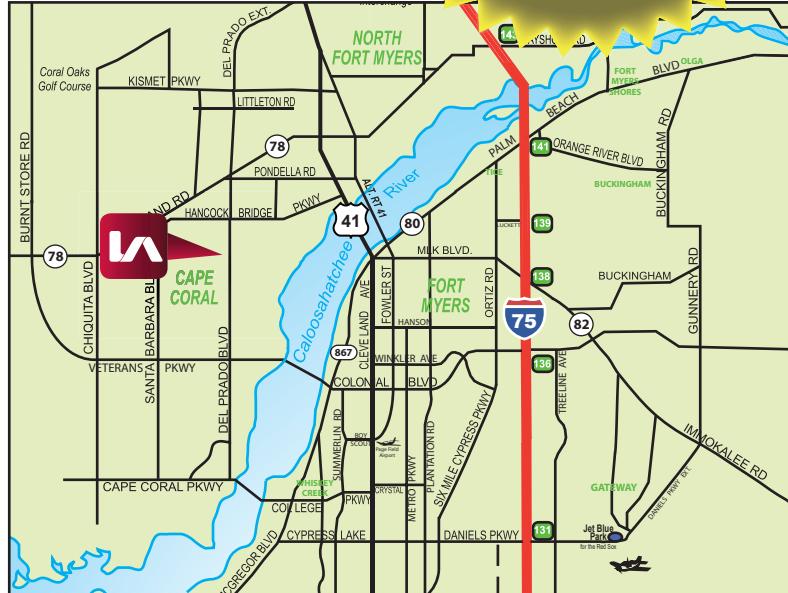


- AVAILABLE:** 847 E - 5,325 SF
- 847 F - 5,325 SF
- 847 E/F - 10,650 SF
- LEASE RATE:** \$14.00 - \$13.00 / SF NNN
- CAM:** \$4.75 / SF

PROPERTY FEATURES

- Located Just West of Del Prado Boulevard, Off of Viscaya Parkway in Cape Coral
- 12' x 14' Overhead Doors
- 24' Clear Height
- 3-Phase, 400 AMP Electric Service
- Zoned IL (Light Industrial)

Up to 10,650 SF currently available! This professionally managed 50,000 SF warehouse is located within the sought-after Mid-Cape Industrial area. This fully sprinklered, pre-engineered metal building features 3-Phase 400 AMP power, 12' x 14' overhead doors, and abundant natural light from 66 new skylights. Recent capital improvements include a TPO roof, LED lighting, fresh exterior paint, and new overhead doors. This drive-thru building is in close proximity to Cape Coral City Hall and the Cape Coral Police Department, just west of Del Prado Boulevard, offering easy access to major roads in this industrial hub.



Please Contact:

Colton Brausen

Vice President

239.210.7608

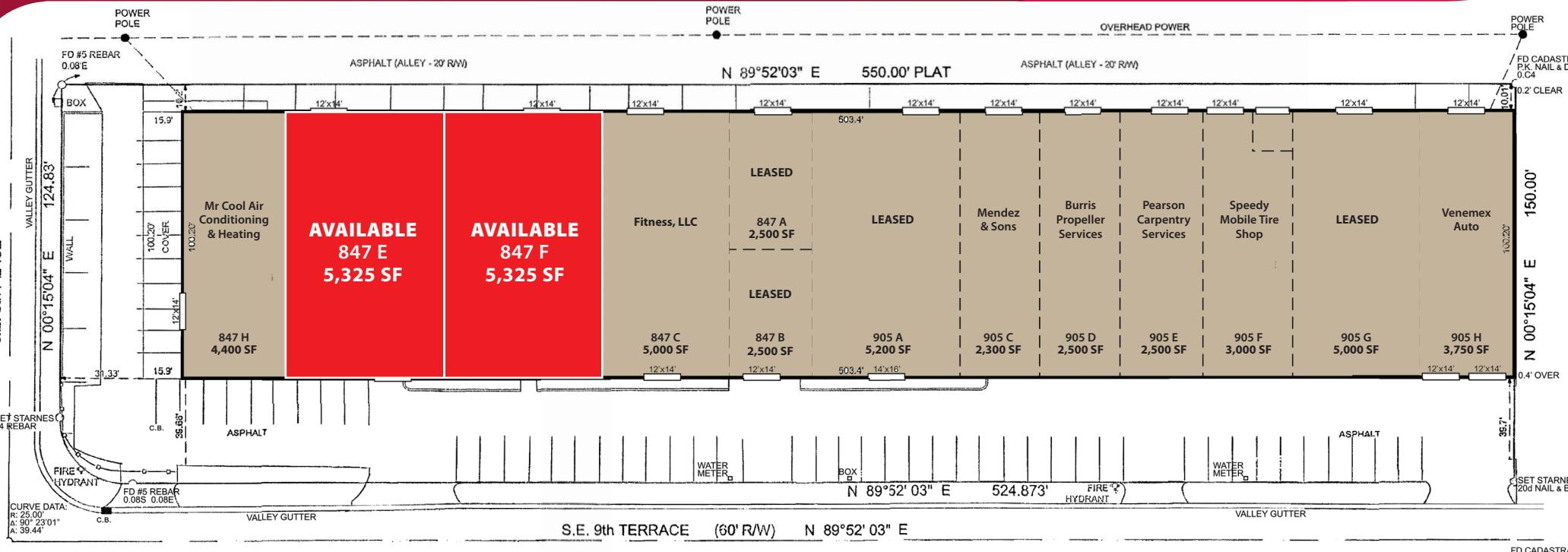
 cbrausen@lee-associates.com

FOR LEASE

UP TO 10,650 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9TH TERRACE, CAPE CORAL, FL 33990

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
847 E	5,325	\$13.00	\$5,768.75	\$4.75	\$2,107.81	\$7,876.56
847 F	5,325	\$13.00	\$5,768.75	\$4.75	\$2,107.81	\$7,876.56
847 E/F	10,650	\$13.00	\$11,537.50	\$4.75	\$4,215.63	\$15,753.13

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

UP TO 10,650 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9TH TERRACE, CAPE CORAL, FL 33990

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

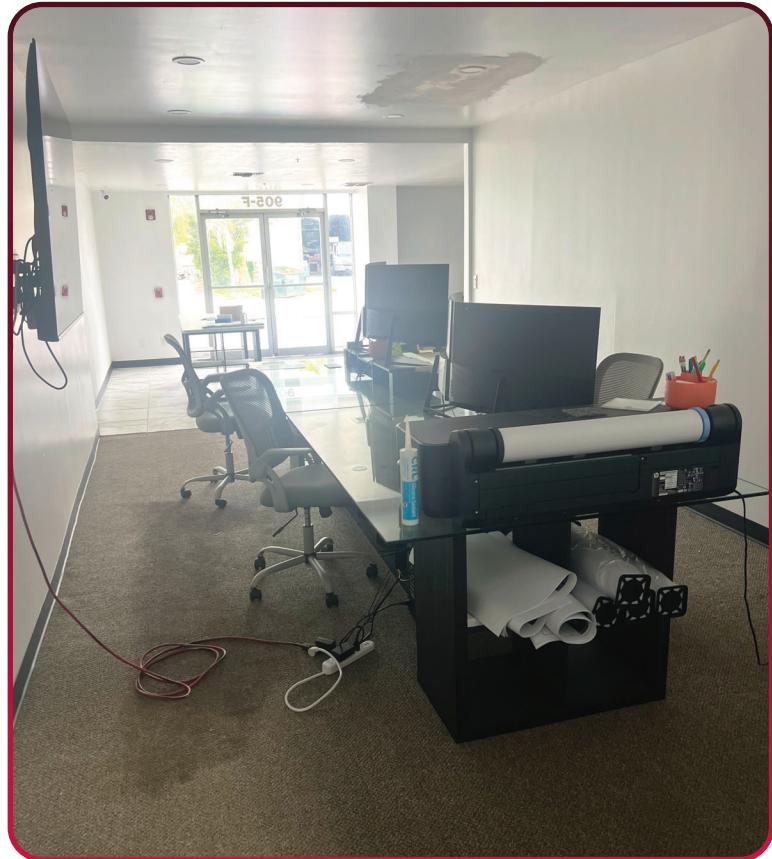
X in f

FOR LEASE

UP TO 10,650 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9TH TERRACE, CAPE CORAL, FL 33990

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

X