

# FOR SALE

## Offered at \$2,950,000

**RE/MAX**  
COMMERCIAL  
**RE/MAX TREND**



**329 NE 3rd Ave  
Cape Coral, FL 33909**

Modern Class A building constructed in 2021, currently operating as a fully equipped cabinet shop. Includes a permitted spray booth, two finished offices, and sits on a secure 0.62-acre fully fenced and gated lot. Strategically located in a commercial park off Pine Island Road—excellent accessibility and business exposure. Compliant with fire and environmental safety codes, this is a ready-to-go solution for businesses that require precision coating or painting facilities.



**LAURA LAMPING, Realtor® • 239.299.6979 • lauralampingrealtor@gmail.com**

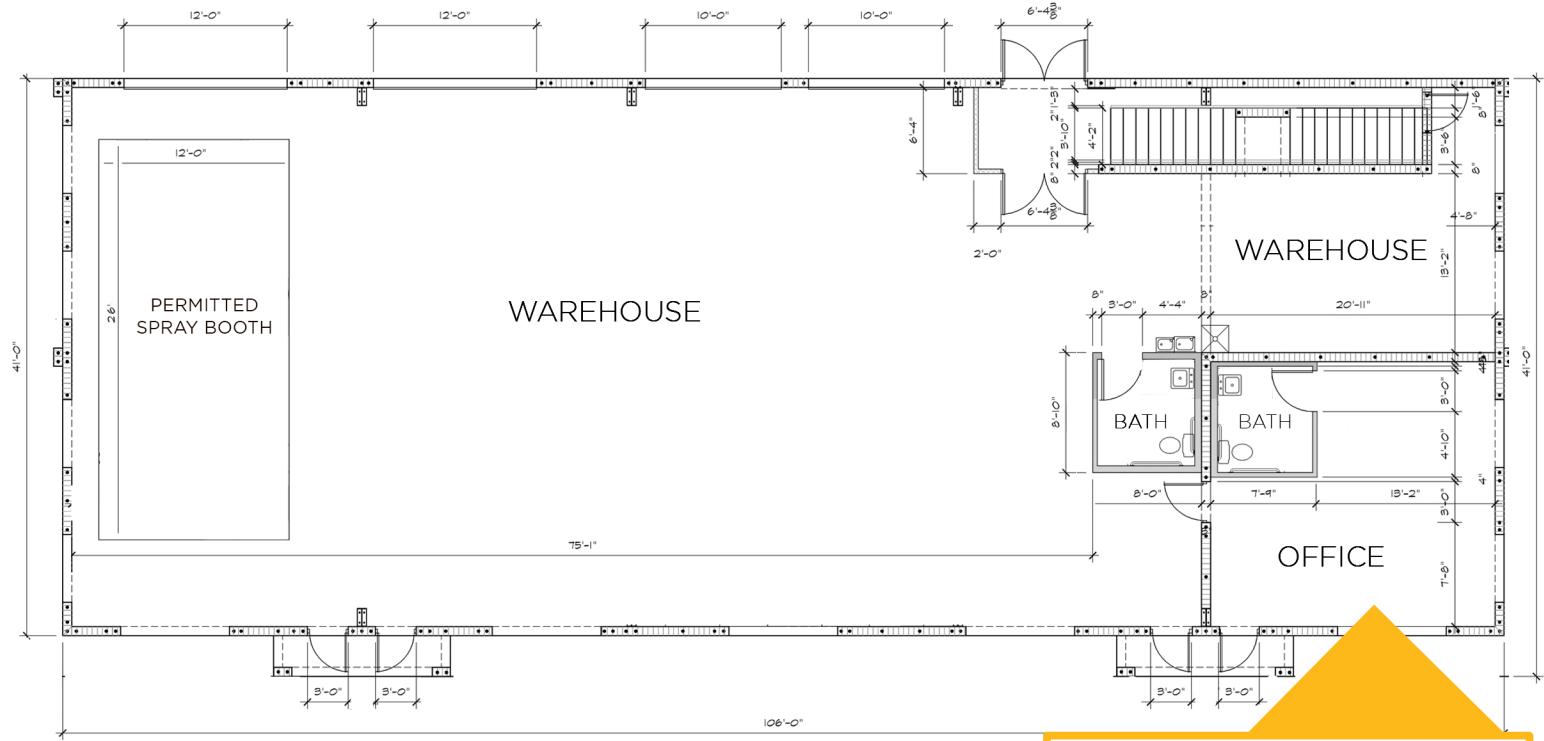
RE/MAX Trend \* 1715 Cape Coral Pkwy W Ste 14, Cape Coral, Florida 33991

# 329 NE 3rd Ave Cape Coral, FL 33909

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Total: 5,100 SF | Fully Air-Conditioned

Includes 4,346 SF on main level plus 754 SF mezzanine office



**Great Location:** Off Pine Island Rd. in a busy commercial park.

**Move-In Ready:** Code-compliant; no delays or retrofits needed.

**Onsite Parking:** 17 spaces, including 1 handicap space.

**Flexible Zoning (CC):** Allows industrial, auto, and commercial uses.

**Modern Build (2021):** Concrete construction, low maintenance.

**Secure Site:** Fully fenced/gated 0.62-acre lot with security system.

**Permitted Spray Booth:** Ideal for auto, fabrication, manufacturing.

**Spacious Layout (5,100 SF):** 4,346 SF ground level + 754 SF finished mezzanine.

**Functional Warehouse:** High ceilings, 4 roll-up doors, built-out office/showroom, 2 restrooms.

**High-Capacity Utilities:** Equipped with 3-phase electric and ESFR sprinklers.

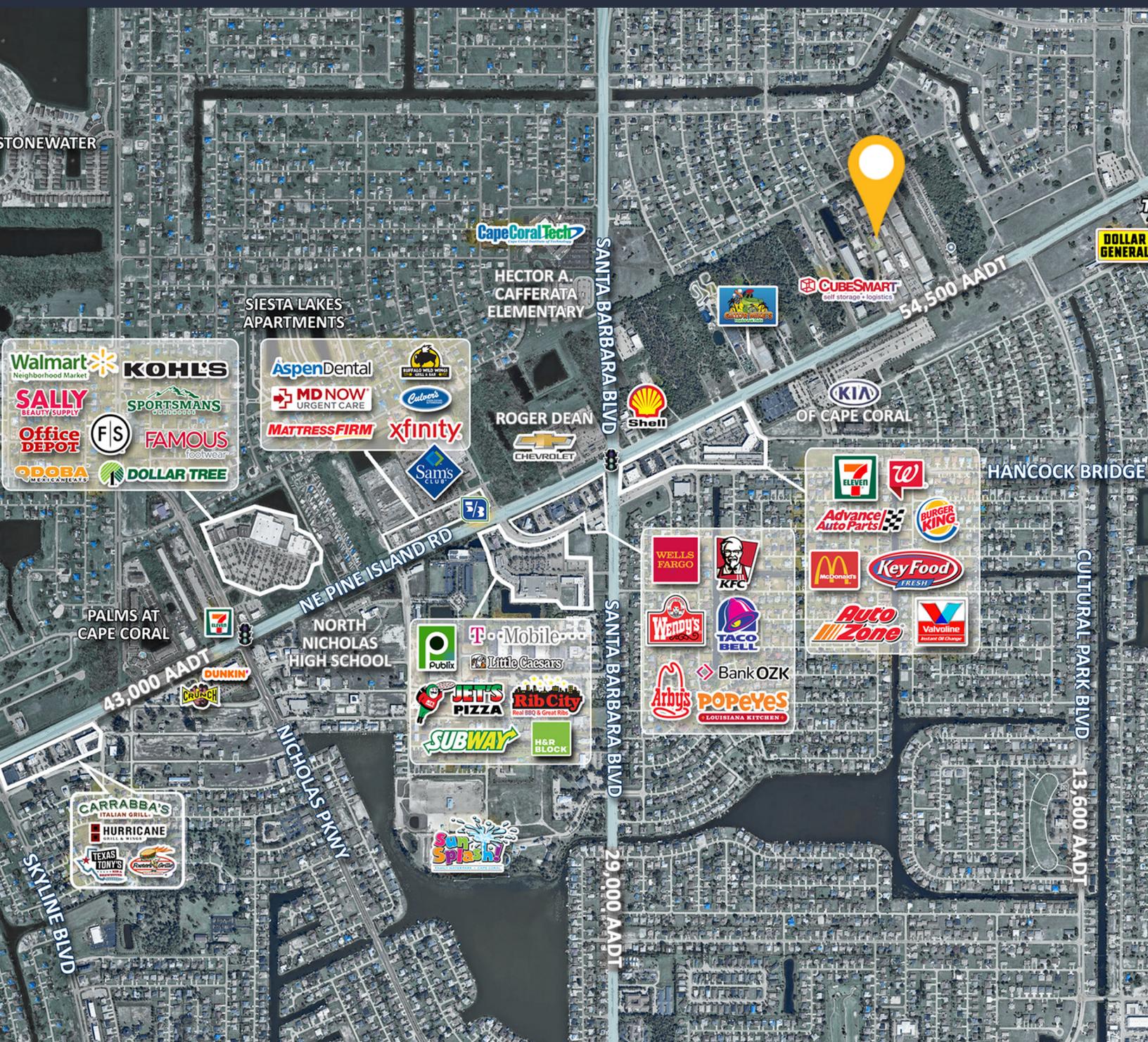
**Growth-Friendly:** Mezzanine + open plan = easy expansion or customization.

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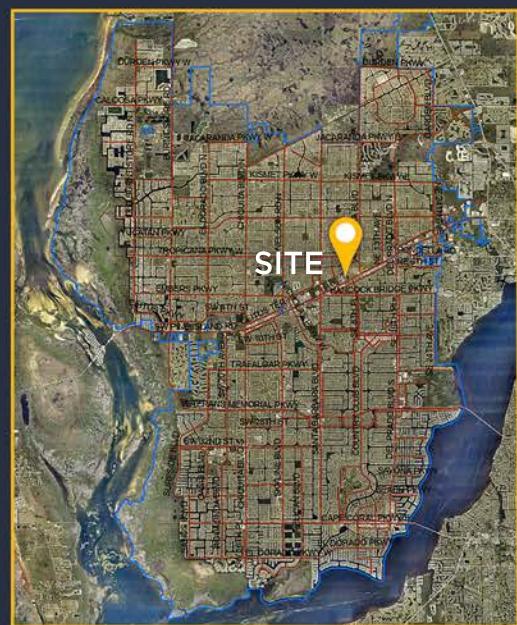
Strategically and centrally located in a commercial park just off Pine Island Road, this property offers excellent access, functionality, and flexibility for a wide range of commercial uses.

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# Why Cape Coral?

A Booming City for Business in Southwest Florida



Recently ranked **#4 on Forbes' 2024 Best Places to Live in Florida**, Cape Coral is quickly becoming a hotspot for both residents and businesses. With a current population of over 213,000 and a projected buildup of 377,000, the city's rapid growth is fueling strong demand for commercial development.

The Cape Coral–Fort Myers area ranked **7th in U.S. growth (2010–2018)**, reflecting strong economic momentum and commercial demand. Cape Coral is also home to the **largest workforce base between Miami and Tampa**, making it ideal for companies seeking talent and affordability.

With **no state income tax, low cost of living**, and over **266 days of sunshine** per year, Cape Coral offers a high quality of life—and with only **60% of the city built out**, there's room to grow.

Whether it's logistics, tech, light industry, or corporate operations—Cape Coral is built for business.