

# FOR LEASE

4,188 SF - 12,564 SF INDUSTRIAL FLEX SPACE

1302 - 1310 NE PINE ISLAND RD, CAPE CORAL, FL 33909



## AVAILABLE: 4,188 SF - 12,564 SF

4,188 SF - Unit A - \$19.50 / SF NNN  
(Plus ~5,000 SF of Fenced Outdoor Storage)

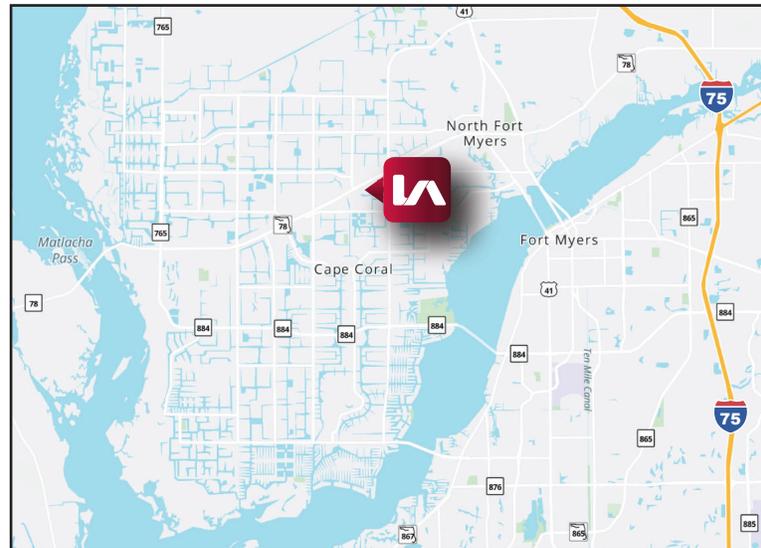
4,188 SF - Unit B - \$17.50 / SF NNN

4,188 SF - Unit C - \$17.50 / SF NNN

CAM: \$3.50 / SF

## PROPERTY FEATURES

- One (1) 10' x 10' Grade-Level Door Per Unit
- 12' - 16' Clear Height
- Overflow Parking / Storage for Service Vehicles & Trailers
- High-Visibility Retail Frontage with Rear Warehouse / Operations
- Commercial / Industrial Zoning Allows for a Wide Range of Uses
- Monument Signage on Pine Island Rd with Visibility to Over 53,000 Vehicles Per Day
- Zoned CC (Commercial Corridor)  
(click [here](#) permitted for uses)



Please Contact:

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YOUR LOCAL MARKET EXPERT

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



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*Concept*



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NE Pine Island Rd

**UNIT C**  
4,188 SF

**UNIT B**  
4,188 SF

**UNIT A**  
4,188 SF

**UNIT A**  
Fenced-In  
Outdoor  
Storage Area

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**SITE**