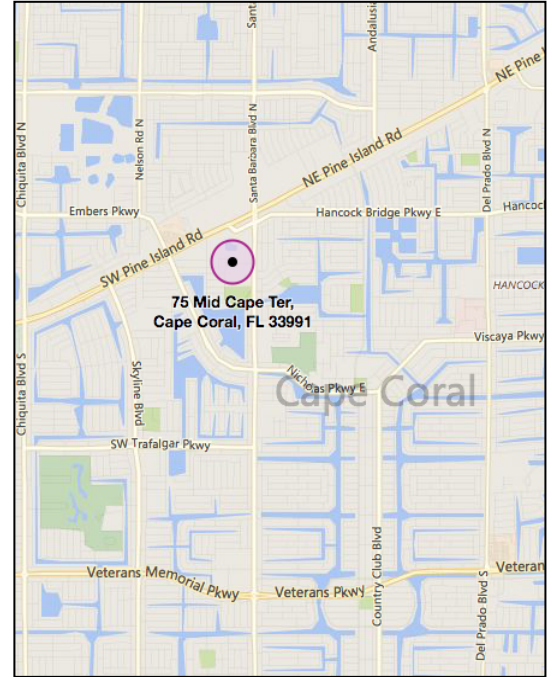


Mid Cape Flex

71-79 Mid Cape Terr.
Cape Coral, FL 33991

3 Flex buildings



Mid Cape Flex comprises of 3 buildings that total 101,000 sq. ft. with ample parking (200+ spaces).

71 Mid Cape (east building) has dock high loading while the other two buildings are grade level. The smallest available space is 4,000 sq. ft.

- ▶ 100% occupied-
- ▶ Coming available- 14,000 sq. ft. (3 bays)
- ▶ Built in 2008
- ▶ All units have 100% HVAC coverage
- ▶ 100% sprinkled for fire
- ▶ New roof installed in Q3 2024
- ▶ Tilt wall construction w/ impact windows
- ▶ The property is not in a Flood Zone
- ▶ No deferred maintenance
- ▶ 20 - 22 ft. ceilings

- ▶ 12 x 14 overhead doors
- ▶ 3-phase power w/ 225 amps per box
- ▶ Grade level and dock high
- ▶ Professionally managed
- ▶ +200 parking spaces
- ▶ Water, sewer & HVAC maintenance are included in the CAM

Starting Lease Rate:

\$15.25 psf.+ \$4.85 psf. CAM

(subject to change based on term & buildout allowance)

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