

# CAPE CORAL BUSINESS PARK

4409 SE 16th Place  
Cape Coral, FL 33904

FOR LEASE



- PREMISES:**
- Well located business park
  - Signalized access to Del Prado Blvd S.
  - Ample parking
  - Recently underwent renovations (new roof, lighting and landscape enhancements and fresh paint)
  - Professionally managed

**AVAILABLE:** Unit 6-7: 2,714 +/- SF } 4,095 +/- SF  
Unit 8: 1,381 +/- SF } contiguous

**LEASE RATE:** \$12.00 PSF + NNN (est. \$7.45 PSF)

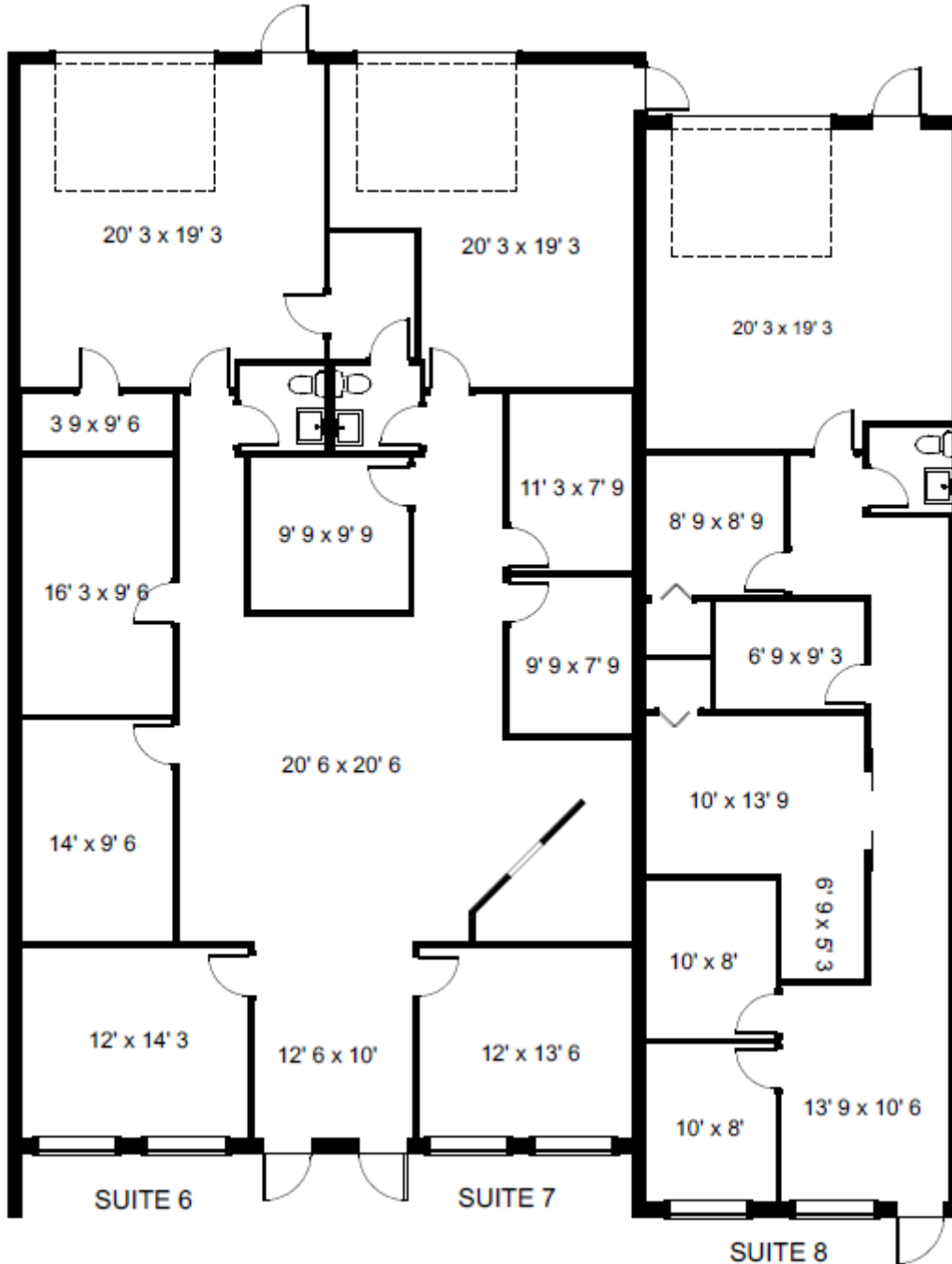
**ZONING:** SC Local (City of Cape Coral)  
• Approved for a wide variety of office, light industrial, and retail uses

**LOCATION:** Located off of Del Prado Blvd South, 1/2 mile from Cape Coral Parkway.



Matthew Stepan has an ownership interest in the Property and is a licensed Florida sales associate and agent of Premier Commercial, Inc.

**FLOOR PLAN: UNIT 6-7 & 8**



**UNIT : 6-7: 2,714 +/- SF**  
**UNIT 8: 1,381 +/- SF**

**LEASE RATE:**  
**\$12.00 PSF + NNN**

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**AERIALS**

