

# FOR LEASE

## 3,450 SF INDUSTRIAL FLEX SPACE

805 NE 8<sup>TH</sup> STREET, CAPE CORAL, FLORIDA 33909



LEE &  
ASSOCIATES

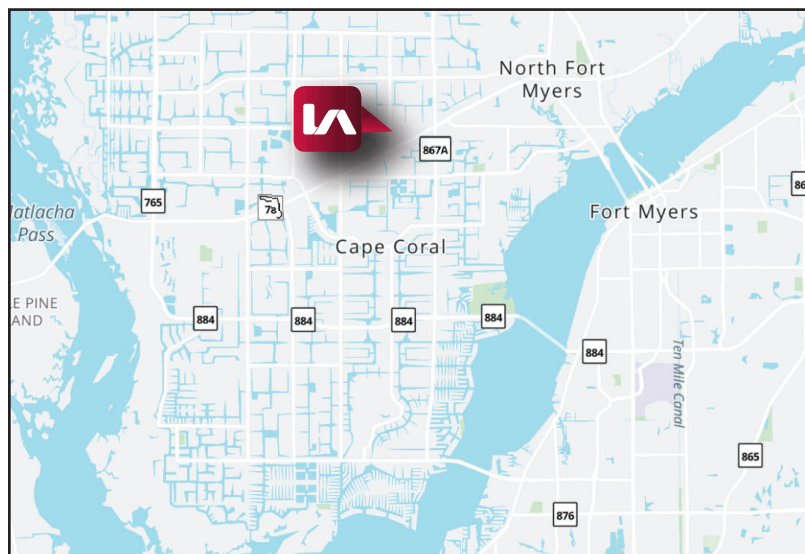
COMMERCIAL REAL ESTATE SERVICES



- **AVAILABLE:** 3,450 SF
- **LEASE RATE:** \$18.00 / SF NNN
- **CAM:** \$3.32 / SF (2025 Est.)

### PROPERTY FEATURES

- Newly Constructed Multi-Tenant Office / Flex Building For Lease
- Build-to-Suit Opportunity!
- 1,725 SF Office / 1,725 SF Warehouse
- Three (3) 12' x 14' Grade-Level Doors
- 18' Clear Height
- Two (2) Restrooms
- Fourteen (14) Parking Spaces
- Zoned P (Professional Office)  
*click [here](#) for permitted uses*



*Please Contact:*

**Meaghan Schmitt**  
Associate

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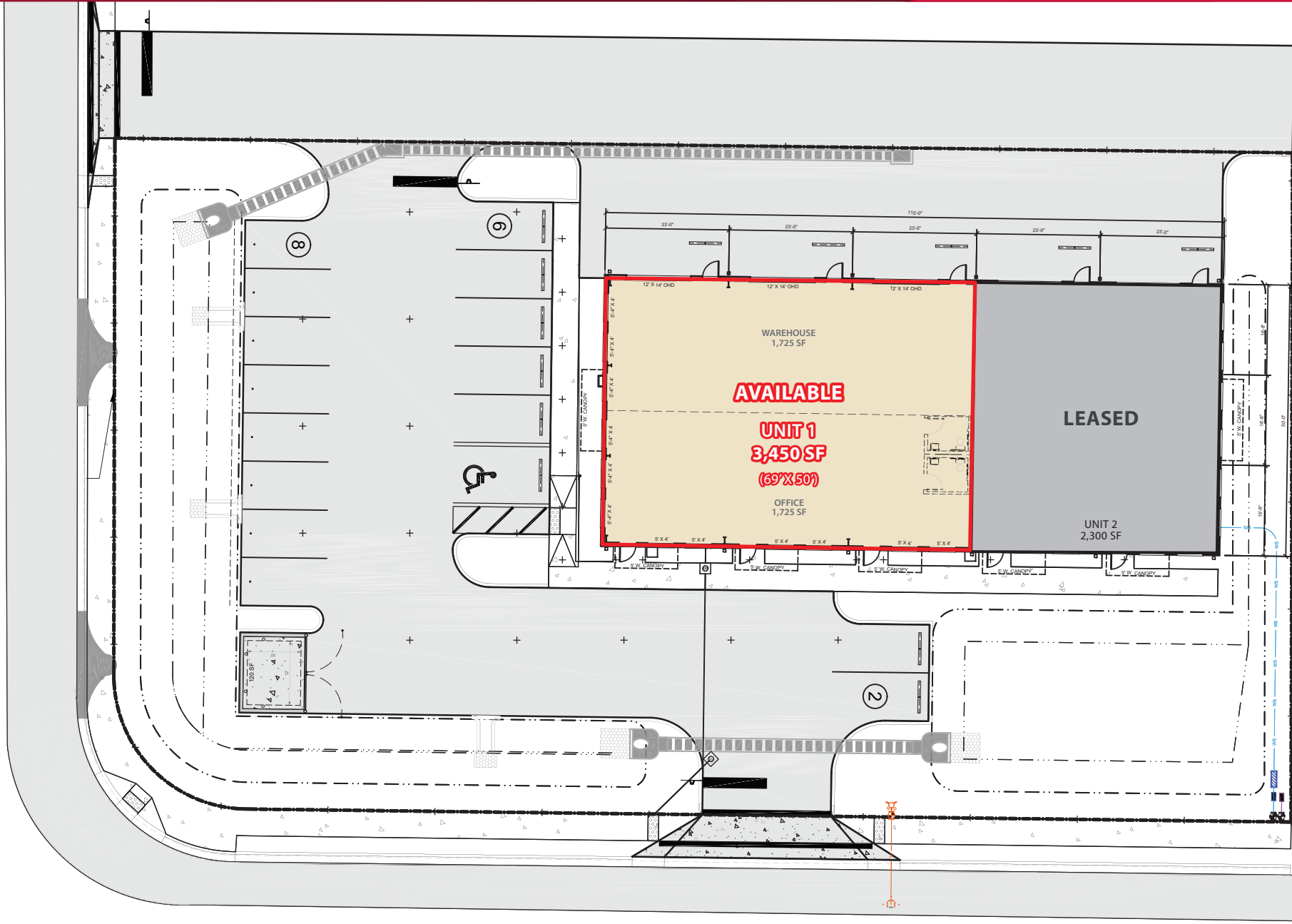


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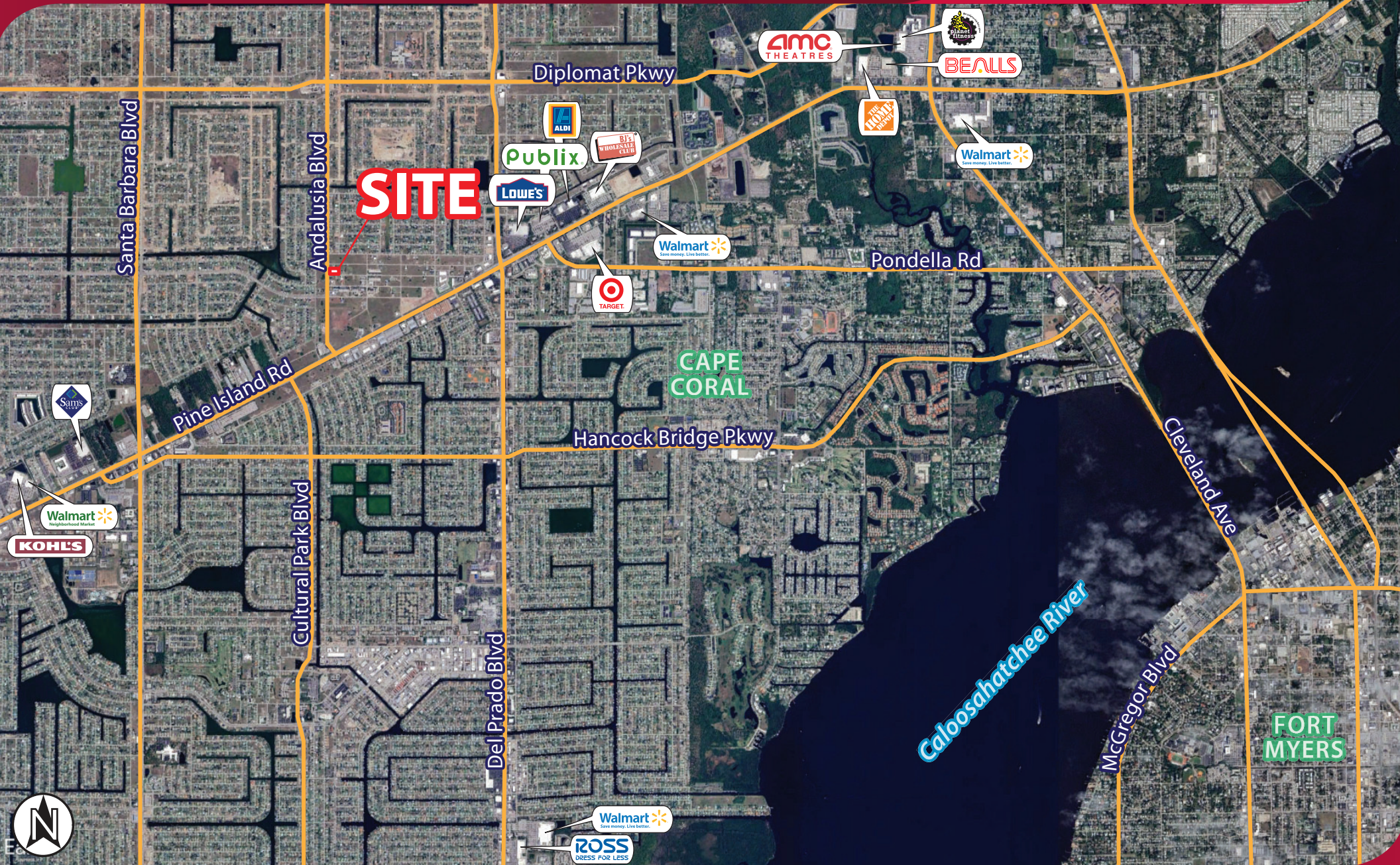
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