



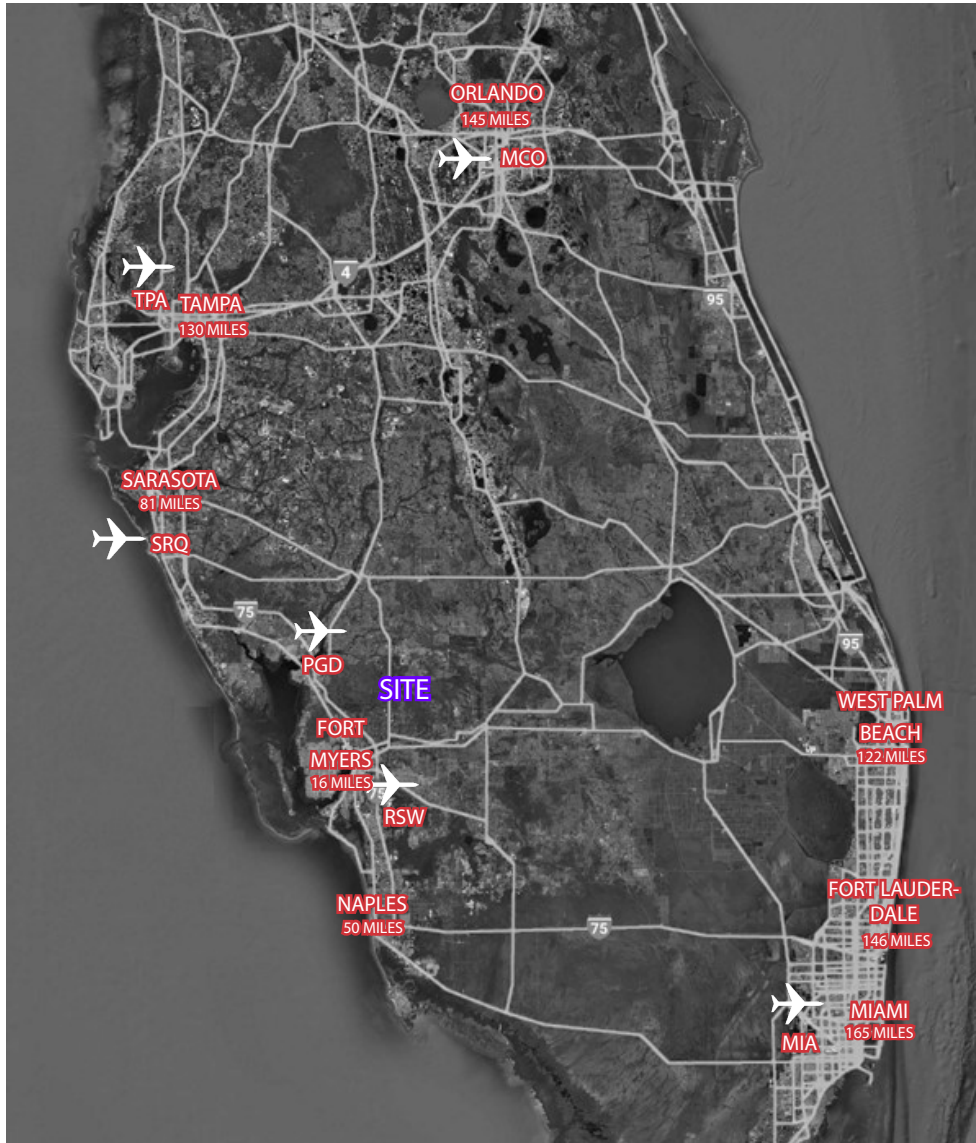
Now Leasing! Babcock Ranch's Premier Flex / Industrial Development

SWC of Cypress Parkway and Curry Preserve Drive Babcock Ranch, FL 33982

Property Highlights

- ±255,000 SF of new Class A Flex / Industrial space delivering Q3 2025 - Q1 2026
- 3,000-4,500 SF bays (100'-150' depth, scalable to full building of 45,000 SF
- Build to suit office or 20% spec office buildout to be delivered
- 25' clear height
- At grade loading with 1 roll-up door per bay
- Located 8 minutes from I-75
- 572 parking spaces, ratio of 2.24/1,000 SF





Babcock Ranch Highlights

- First solar-powered town in the United States
- 50,000+ future residents across 19,500 residential units, with entitlements for 6M SF of commercial space
- Located in the Cape Coral-Fort Myers MSA, the 5th fastest growing MSA in the United States
- Hurricane resistant construction, hardened infrastructure, and gig speed fiber data service to all buildings
- World's first town utilizing onsite solar generation to produce more clean, renewable energy than it consumes
- Retail amenities including Publix anchored Crescent B Commons shopping center and future Shoppes at Yellow Pine



Radius	Population	Households
10 Miles	86,647	34,065
25 Miles	833,295	345,166
50 Miles	1,686,334	717,829



Radius	Average HH Income	Employees
10 Miles	\$85,327	17,486
25 Miles	\$93,003	290,698
50 Miles	\$101,732	639,171



Babcock Ranch - Southwest Florida's Prime Location

- Positioned on the Charlotte and Lee County border, providing convenient access throughout Southwest Florida
- Located off of SR-31, which is being widened to 4 lanes, with access to I-75 via SR-78 and SR-80
- 25 miles to Southwest Florida International Airport (RSW) and 28 miles to Punta Gorda Airport (PGD)
- The property's location off of Curry Preserve Drive provides convenient access within Babcock Ranch, easily accessible from two signalized intersections on SR-31





Proposed Site Development Plan
is subject to Governing Authority
Code Review and Ownership
Changes and, or Amendments.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5426 Bay Center Dr, Suite 275
Tampa, FL 33609
813 726 4853 tel
naiskyway.com