

# Freestanding Industrial

2604 ANDALUSIA BLVD, CAPE CORAL, FL 33909

# LEASE/SALE

Industrial  
Heavy & Light Uses



## CALL TODAY

- Lease Rate: \$15.50/SF NNN
- Sale Price: \$1,397,500
- 5,000/SF
- Half Acre
- Freestanding, Fenced, Flex & Excess Yard
- Office - 1,250/SF - 4 offices - reception area/showroom - 1.5 restrooms - half bath in warehouse.
- Warehouse - 3,750/sf
- Overhead door is 14 x 12 - grade level
- Clear Height - 14 feet
- 200 Amperes @ 240 volts - 3 phase
- New Roof - 2018
- Trade Free Zone!



Google Maxar Technologies, U.S. Geological Survey



**Theresa Blanch-Mitchell, CCIM**  
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Each office independently owned and operated.

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.

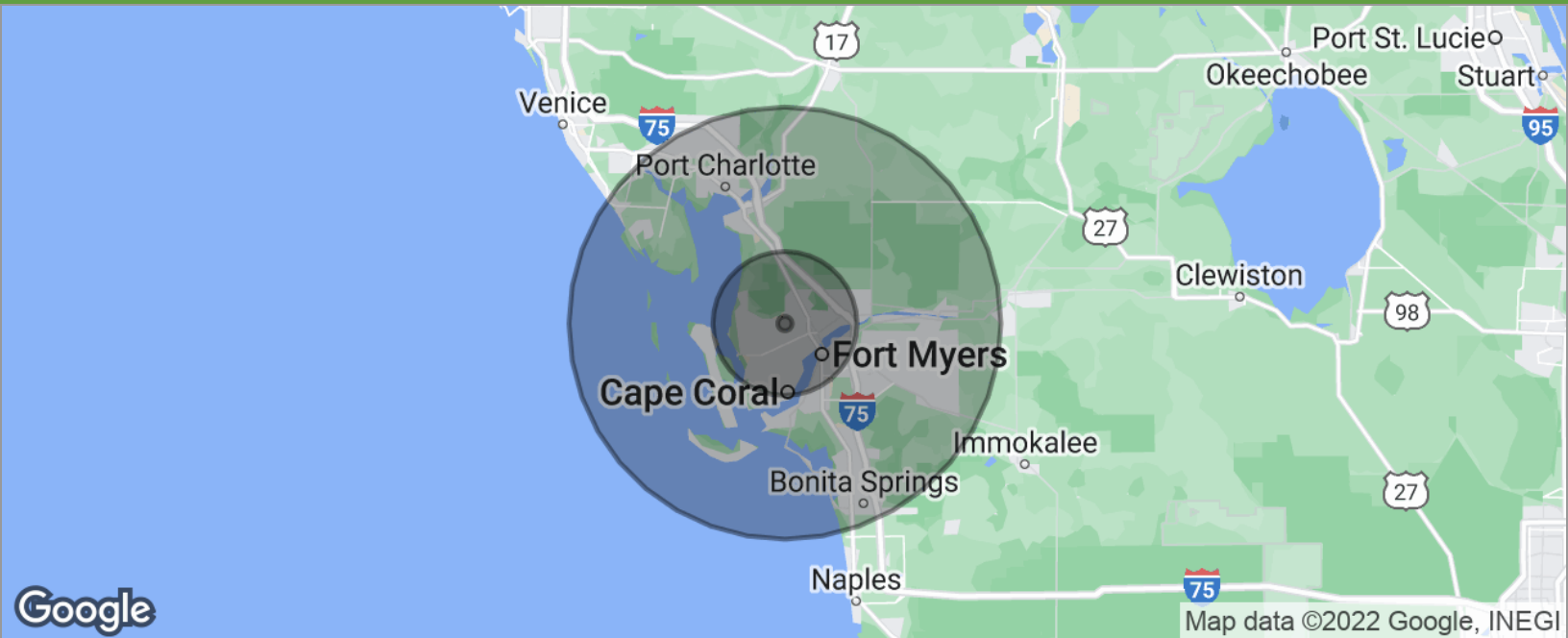
[www.SperryCGA.com](http://www.SperryCGA.com)

# North Cape Coral Industrial Park

2604 ANDALUSIA BLVD, CAPE CORAL, FL 33909

# FOR SALE

Industrial Property



## POPULATION

	1 MILE	10 MILES	30 MILES
Total population	66	48,627	328,138
Median age	43.9	47.4	43.1
Median age (Male)	38.7	46.4	41.7
Median age (Female)	51.1	48.6	44.5

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	19	17,809	125,338
# of persons per HH	3.5	2.7	2.6
Average HH income	\$54,441	\$45,580	\$50,983
Average house value		\$146,224	\$164,903

\* Demographic data derived from 2020 ACS - US Census



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