



1412 VISCAYA PKWY | CAPE CORAL, FL 33990

VERSATILE OFFICE-WAREHOUSE IN PRIME CAPE CORAL LOCATION!

FOR LEASE

CONTACT

Justin Ankney, CCIM

239-933-5594

justin@mayhughcommercial.com

In Consultation With:

Chase Mayhugh, SIOR, CCIM



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

*Prime visibility and location on Viscaya
Parkway in the heart of Cape Coral.*

Unit is comprised of 2,365 SF warehouse and 1,985 SF showroom/office space for a total footprint of 4,350 SF. Showroom plus 5 Private Offices and 2 Restrooms make this a great and welcoming location for your business needs. Warehouse has two overhead doors, upgraded electrical service, and an additional third restroom. And don't forget - your signage will shine along high-traffic Viscaya Parkway!

PROPERTY DETAILS

LEASE RATE	\$11.00 NNN + \$2.50 PSF CAM/OPEX
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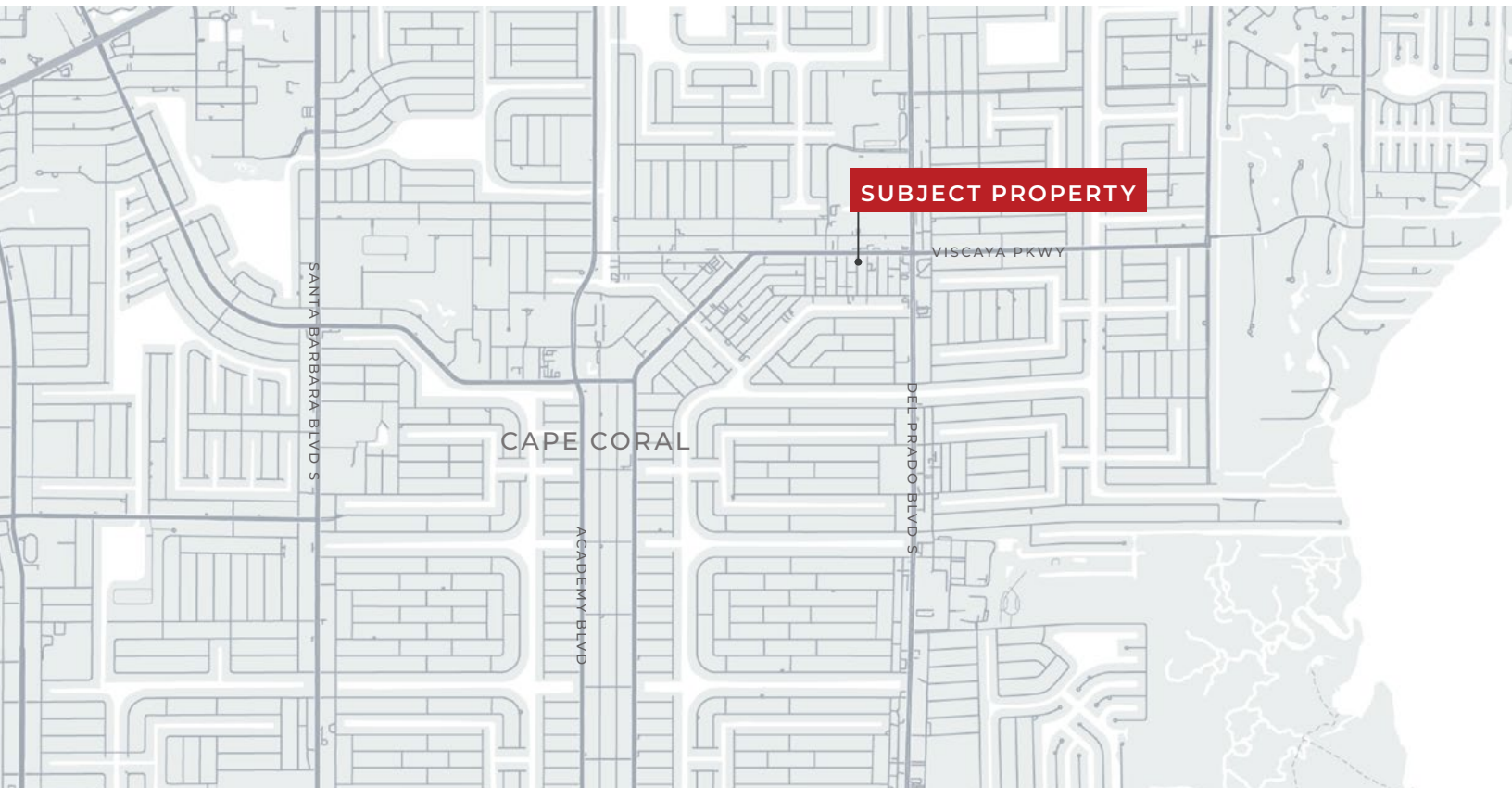
MONTHLY RENT	\$4,893.75 (Total <u>Including</u> CAM)
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AVAILABLE	Immediately
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AVAILABLE SF	4,350 SF
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