

MULTI-TENANT WAREHOUSE BUILDING INVESTMENT - OWNER / USER OPPORTUNITY!

847 - 905 SE 9TH TERRACE, CAPE CORAL, FL 33990



- **BUILDING SIZE:** 50,400 SF
- **LAND SIZE:** 1.89± AC
- **SALE PRICE:** \$8,700,000

PROPERTY FEATURES

- Located Just West of Del Prado Boulevard, Off of Viscaya Parkway in Cape Coral
- 12' x 14' Overhead Doors
- 24' Clear Height
- 3-Phase, 400 AMP Electric Service
- Zoned IL (Light Industrial)



Excellent opportunity for an end-user, with up to 15,050 SF currently available, which includes a fenced-in yard / parking area! This professionally managed 50,400 SF warehouse is located within the sought-after Mid-Cape Industrial area. This fully sprinklered, pre-engineered metal building features 3-Phase 400 AMP power, 12' x 14' overhead doors, and abundant natural light from 66 new skylights. Recent capital improvements include a TPO roof, LED lighting, fresh exterior paint, and new overhead doors. This drive-thru building is in close proximity to Cape Coral City Hall and the Cape Coral Police Department, just west of Del Prado Boulevard, offering easy access to major roads in this industrial hub. Potential for an SBA loan.

Please Contact:

Colton Brausen
Vice President

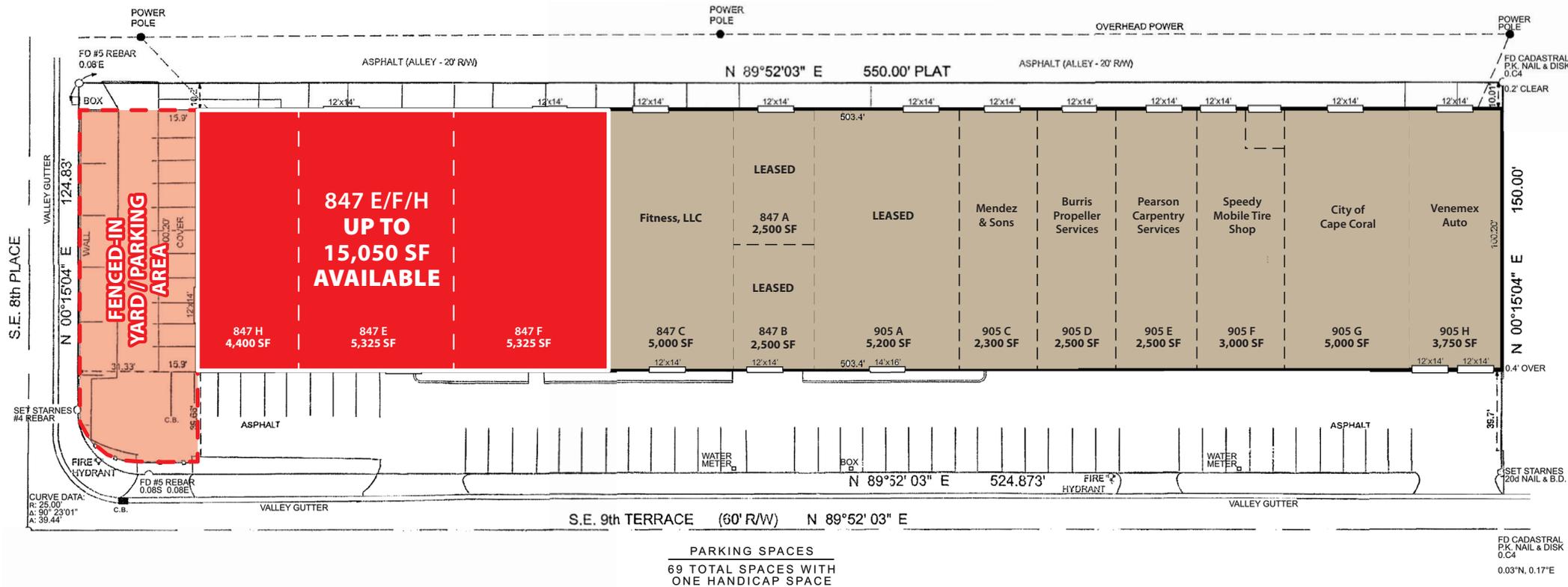
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