

FOR LEASE



BABCOCK RANCH
KITSON
& PARTNERS

Insite
COMMERCIAL
REAL ESTATE



SWC Cypress Pkwy & Curry Preserve Dr

Babcock Ranch, FL 33982

Property Highlights

- ±255,000 SF of new Class A Flex / Industrial space delivering Q1 2026
- 3,000-4,500 SF bays (100'-150' depth), scalable to full building of 45,000 SF
- Delivery of 20% office/showroom, 80% warehouse configuration
- 25' clear height
- At grade loading with 1 roll-up door per bay
- 572 parking spaces, ratio of 2.24/1,000 SF



PREMIER FLEX / INDUSTRIAL DEVELOPMENT

CURRY COMMERCE CENTER
BABCOCK RANCH, FL 33982

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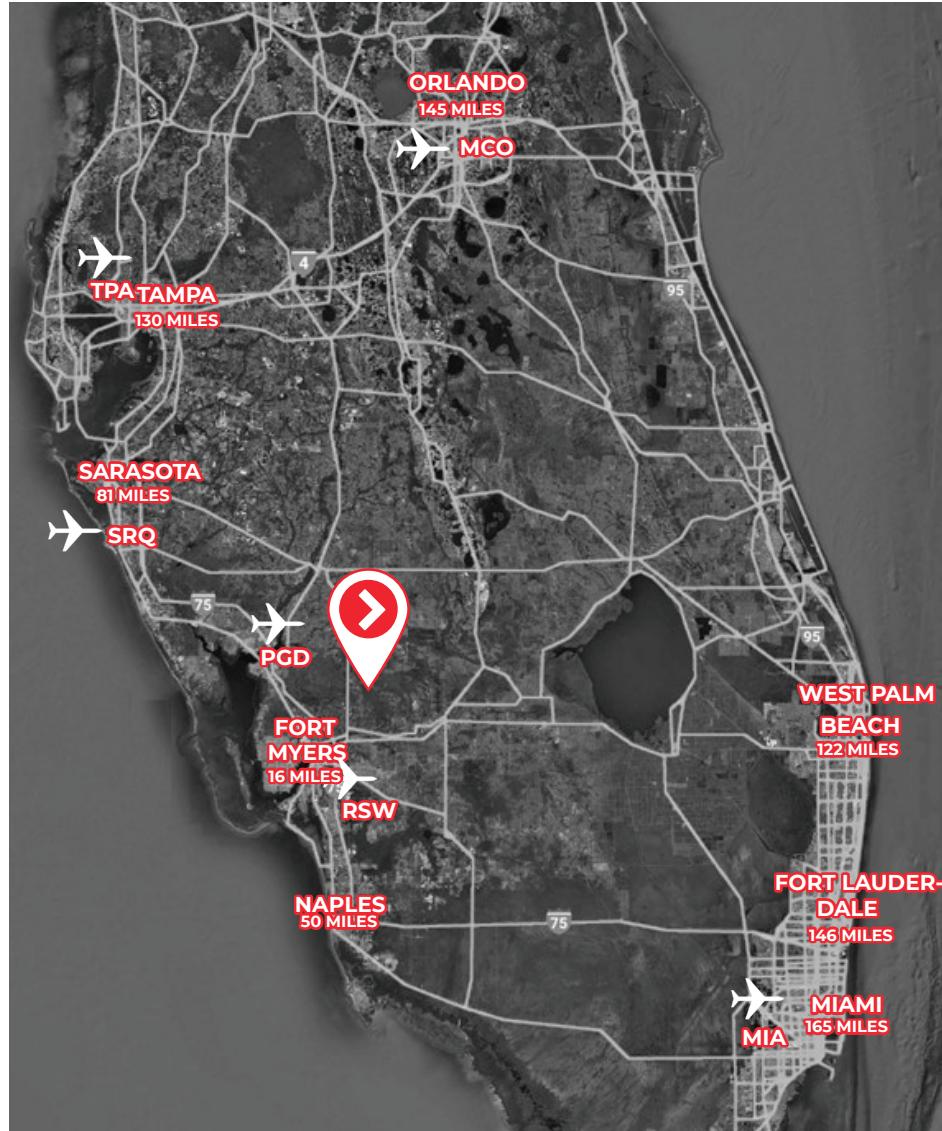
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Babcock Ranch Highlights

- First solar-powered town in the United States
- 50,000+ future residents across 20,000 planned residential units, with entitlements for 6M SF of commercial space
- Top 10 selling master-planned community in the United States, located in the Cape Coral-Fort Myers MSA, the 5th fastest growing MSA in the country
- Hurricane resistant construction, hardened infrastructure, and gig speed fiber data service to all buildings
- Retail amenities including Publix anchored Crescent B Commons shopping center and Shoppes at Yellow Pine, with restaurants and retailers including Starbucks, Panera, Five Guys, HomeGoods, Ulta Beauty, Marshalls, Five Below.

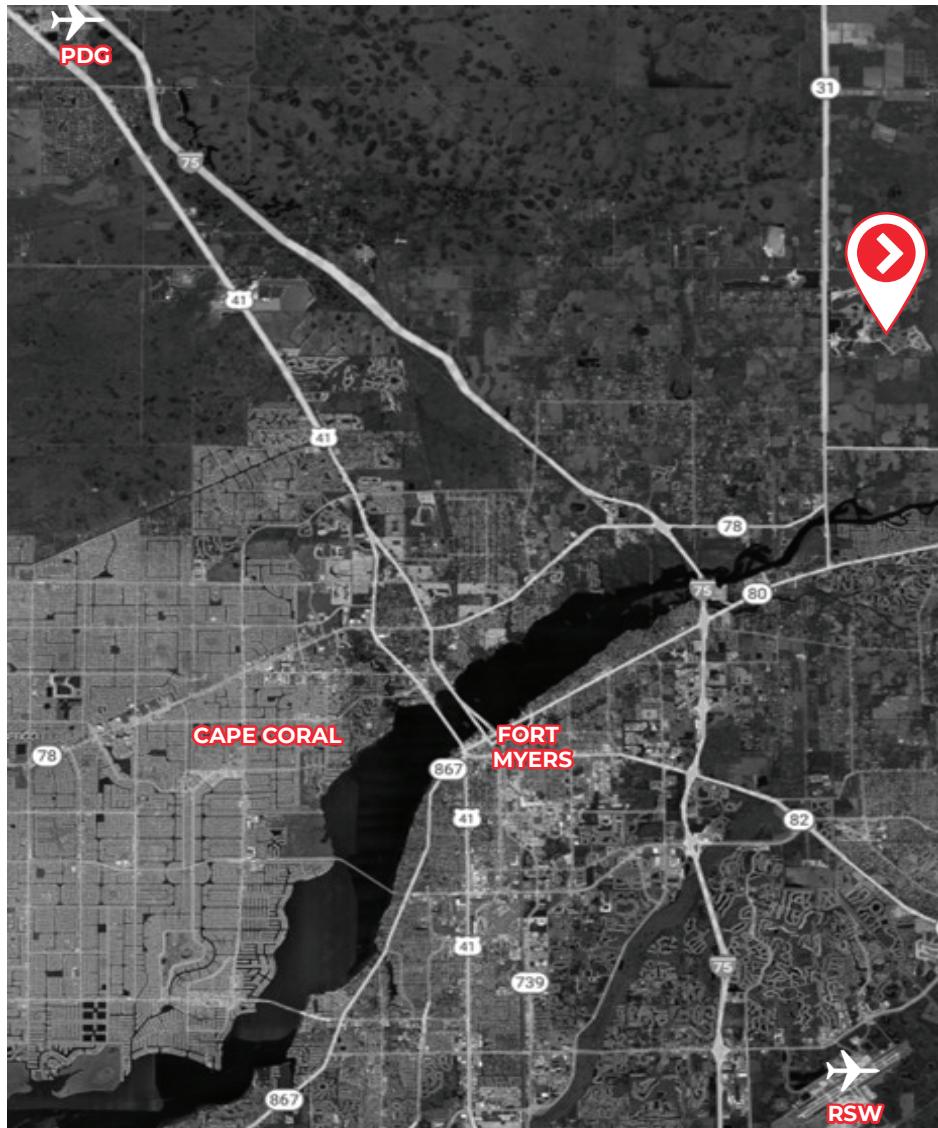


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Babcock Ranch - Southwest Florida's Prime Location

- Positioned on the Charlotte and Lee County border, providing convenient access throughout Southwest Florida
- Project sits in Charlotte County, which provides target industry incentive opportunities
- 10 minutes from I-75
- Located off of SR-31, which is being widened to 4 lanes, with access to I-75 via SR-78 and SR-82
- Large employment base to pull from between Cape Coral, Fort Myers, and Punta Gorda in addition to Babcock residents
- 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

DEMOGRAPHICS



Population

10 Miles	85,034
25 Miles	845,405
50 Miles	1,730,817



Employees

10 Miles	21,396
25 Miles	288,483
50 Miles	617,189



Average Household Income

10 Miles	\$95,103
25 Miles	\$107,734
50 Miles	\$121,744



Households

10 Miles	33,854
25 Miles	355,248
50 Miles	749,876

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