FOR LEASE

2,500 TO 10,650 SF INDUSTRIAL WAREHOUSE SPACE

ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

847 - 905 SE 9[™] TERRACE, CAPE CORAL, FL 33990



AVAILABLE: 847 E/F - 10,650 SF

847 B - 2,500 SF

905 G - **5,000 SF**

LEASE RATE: \$14.00 / SF NNN

CAM: \$5.10 / SF

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)

Future Inderchange
NORTH
FORT MYERS
Golf Course
RISMET PKWY

AND DELICATION RD

PONDELLARD

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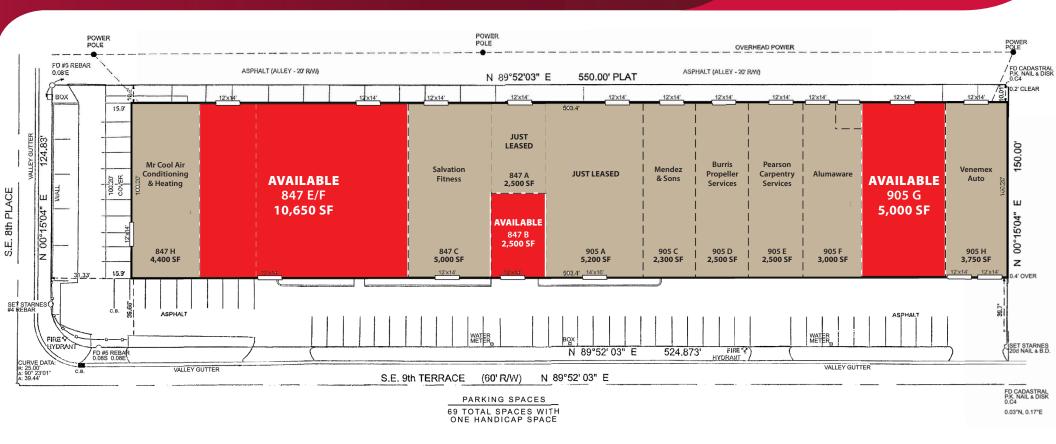
This professionally managed 50,000 SF warehouse is located within the sought-after Mid-Cape Industrial area. This fully sprinklered, pre-engineered metal building features 3-Phase 400 AMP power, 12'x 14' overhead doors, and abundant natural light from 66 new skylights. Recent capital improvements include 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.

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SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
847 E/F	10,650	\$14.00	\$12,425.00	\$5.10	\$4,526.25	\$423.78	\$17,375.03
847 B	2,500	\$14.00	\$2,916.67	\$5.10	\$1,062.50	\$99.48	\$4,078.65
905 G	5,000	\$14.00	\$5,833.33	\$5.10	\$2,125.00	\$198.96	\$8,157.29

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