

# FOR LEASE

## UP TO 15,050 SF INDUSTRIAL WAREHOUSE SPACE

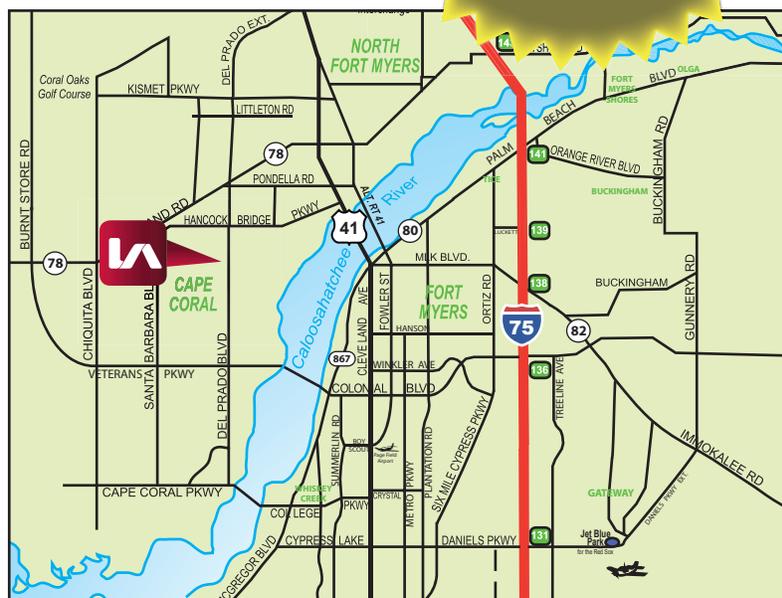
847 - 905 SE 9<sup>TH</sup> TERRACE, CAPE CORAL, FL 33990



- **AVAILABLE:** 847 E - 5,325 SF  
847 F - 5,325 SF  
847 H - 4,400 SF  
847 E/F - 10,650 SF  
847 E/F/H - 15,050 SF
- **LEASE RATE:** ~~-\$14.00~~ \$13.00 / SF NNN
- **CAM:** \$4.75 / 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)



Up to 10,650 SF currently available! 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.

Please Contact:

**Colton Brausen**  
Vice President

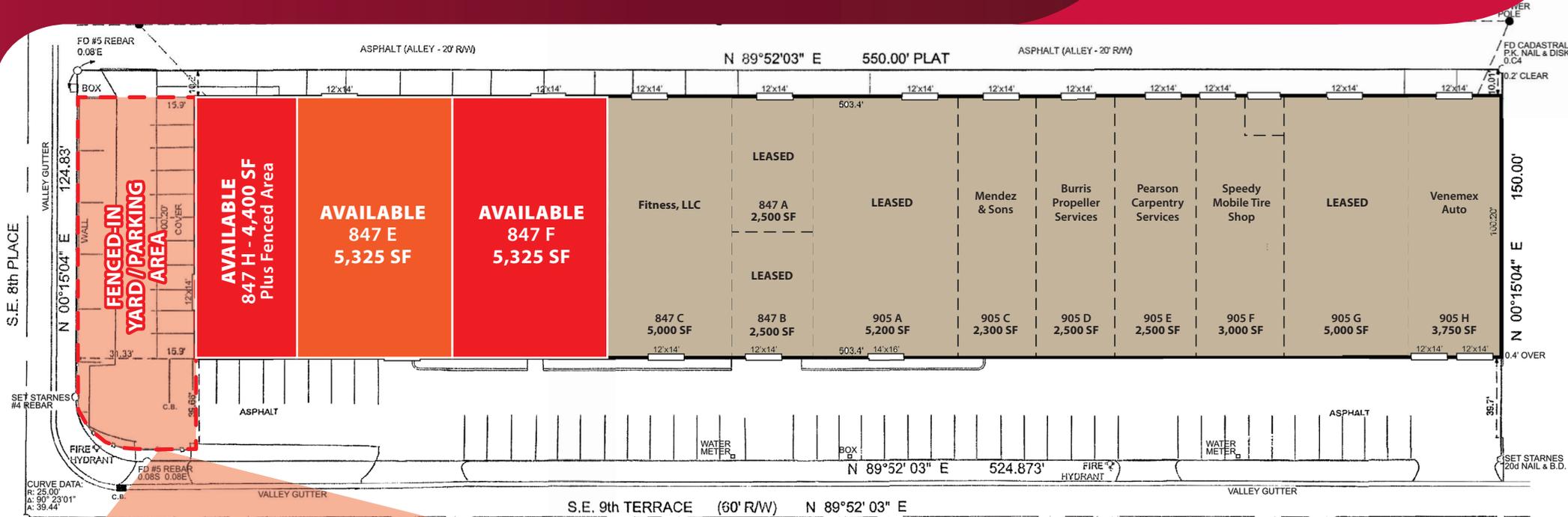
**239.210.7608**

[cbrausen@lee-associates.com](mailto:cbrausen@lee-associates.com)

# FOR LEASE

## UP TO 15,050 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9<sup>TH</sup> TERRACE, CAPE CORAL, FL 33990



**PARKING SPACES**  
69 TOTAL SPACES WITH  
ONE HANDICAP SPACE



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
847 E	5,325	\$13.00	\$5,768.75	\$4.75	\$2,107.81	<b>\$7,876.56</b>
847 F	5,325	\$13.00	\$5,768.75	\$4.75	\$2,107.81	<b>\$7,876.56</b>
847 E/F	10,650	\$13.00	\$11,537.50	\$4.75	\$4,215.63	<b>\$15,753.13</b>
847 H	4,400	<i>Call for Rate Details</i>				
847 E/F/H	15,050	<i>Call for Rate Details</i>				

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# FOR LEASE

## UP TO 15,050 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9<sup>TH</sup> TERRACE, CAPE CORAL, FL 33990

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



# FOR LEASE

## UP TO 15,050 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9<sup>TH</sup> TERRACE, CAPE CORAL, FL 33990

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com

