

FOR LEASE | B-T-S OPPORTUNITY

14,742 SF COMMERCIAL / INDUSTRIAL FACILITY

1302 - 1310 NE PINE ISLAND RD, CAPE CORAL, FL 33909



LEE &
ASSOCIATES

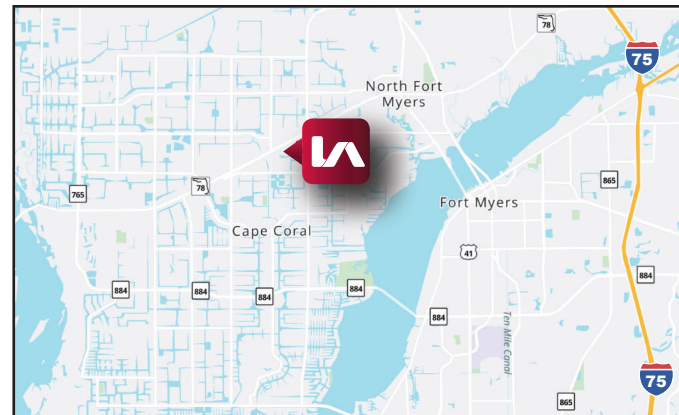
COMMERCIAL REAL ESTATE SERVICES



- BUILDING SIZE:** 2,178 SF Building 1
12,564 SF Building 2
14,742 SF TOTAL
- LAND SIZE:** 2.42± AC
- LEASE RATE:** \$24,000 / Month Net

PROPERTY FEATURES

- Total Improvements:** 14,742 SF (two buildings)
- Showroom / Retail Building (Front):** 2,178 SF (ideal customer-facing sales & display)
- Warehouse / Operations Building (Rear):** 12,564 SF (ideal for production, storage, staging, & service bays)
- Secured Storage:** 4,500± SF (secure yard / storage component)
- Land Area:** 2.42± acres with 200+ parking spaces (excellent for employee + customer + fleet parking)
- Exposure:** 300'± of frontage on NE Pine Island Rd (SR 78)
- Traffic:** 54,000+ cars / day (corridor exposure)
- Delivery / Access-Friendly Site:** Two structures positioned to separate retail traffic from warehouse operations - ideal for high-performing national concepts



Please Contact:

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YOUR LOCAL MARKET EXPERT

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



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Property Highlights

Position your brand on **one of Cape Coral's most visible commercial corridors** with **300± feet of frontage** and exceptional access for both customers and trucks. This **two-building campus** is **perfectly laid out** for a **front showroom / retail presence** with a **rear warehouse / operations building**, plus **4,500± SF of secured storage** - a rare combination for credit single-tenant users.

Location Highlights

Located in Cape Coral's fastest-growing commercial corridor, with a brand-new national retail center located directly across the street. **Excellent exposure for any sales or service operation.** A rare change to plant your flag in an emerging hot spot!

Zoning: CC (Commercial Corridor) – Cape Coral

CC is intended to support a wide array of commercial activities, including major shopping and compatible commercial uses with approval for used car sales and auto repair ([click here for permitted uses](#)).

Excellent Fit for National / Regional Single-Tenant Operators such as:

- **Specialty Retail Showroom + Warehouse** (cabinetry, lighting, flooring, home finishes, building materials)
- **Automotive-Oriented Retail / Service** (parts/service users, tire/brake, collision-support, service dispatch)
- **National Service Retail** (equipment rental/service, home services, trade-showroom concepts)
- **Fitness / Recreation Retail**

Build-to-Suit / TI - Friendly

Ownership will consider **build-to-suit** and / or **tenant improvement (TI) packages** for qualified credit tenants - creating a clean path to a branded showroom up front and efficient operations in the rear warehouse.

Offering Summary (At a Glance)

- **Address:** 1302 NE Pine Island Rd, Cape Coral, FL
- **Total SF:** 14,742
- **Buildings:** 2 (2,178 SF showroom/retail + 12,564 SF warehouse)
- **Land:** 2.42± acres
- **Parking:** 200+ spaces
- **Zoning:** CC
- **Frontage:** 300'± on Pine Island Rd

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EXISTING PROPERTY CONFIGURATION



OPTIONAL CONFIGURATION #1



OPTIONAL CONFIGURATION #2



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