

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
- 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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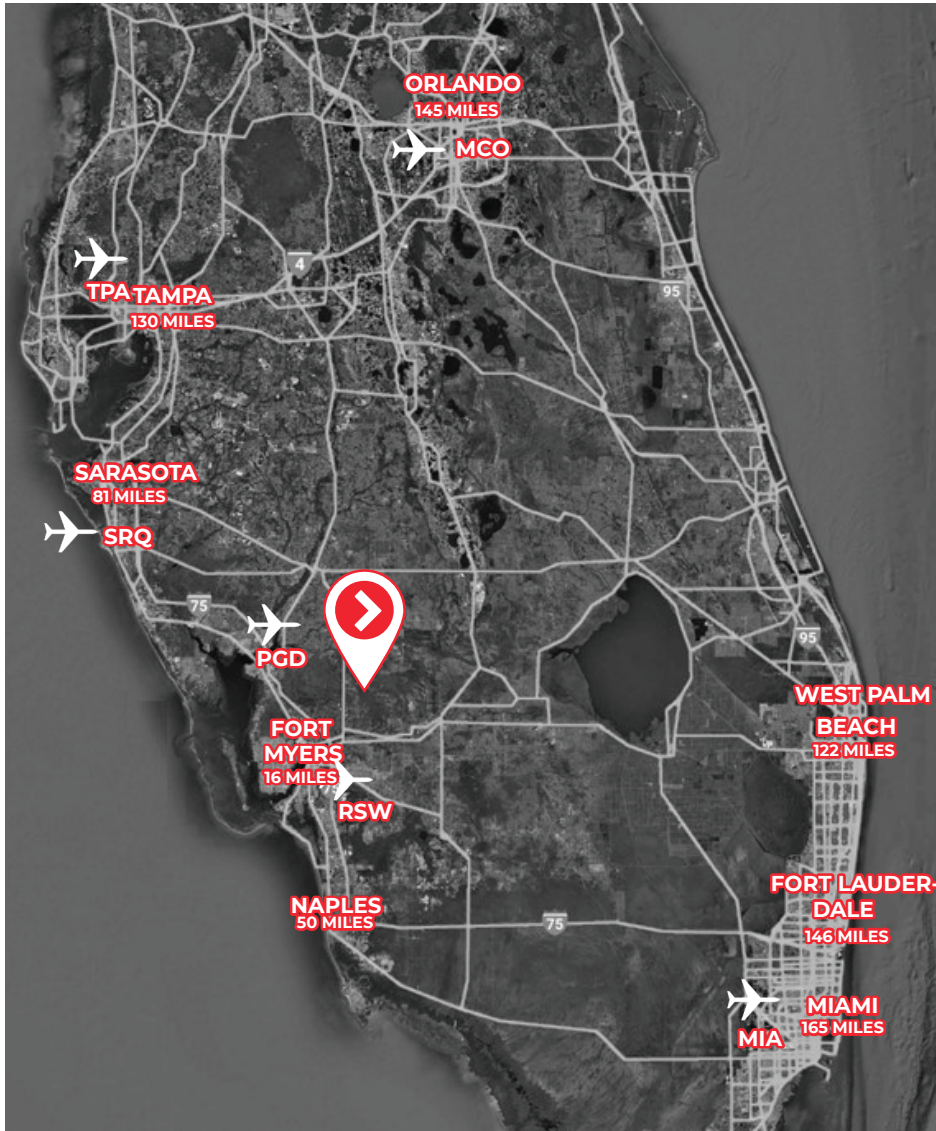
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Babcock Ranch Highlights

- First solar-powered town in the United States
- 60,000+ residents at full buildout, across 21,000 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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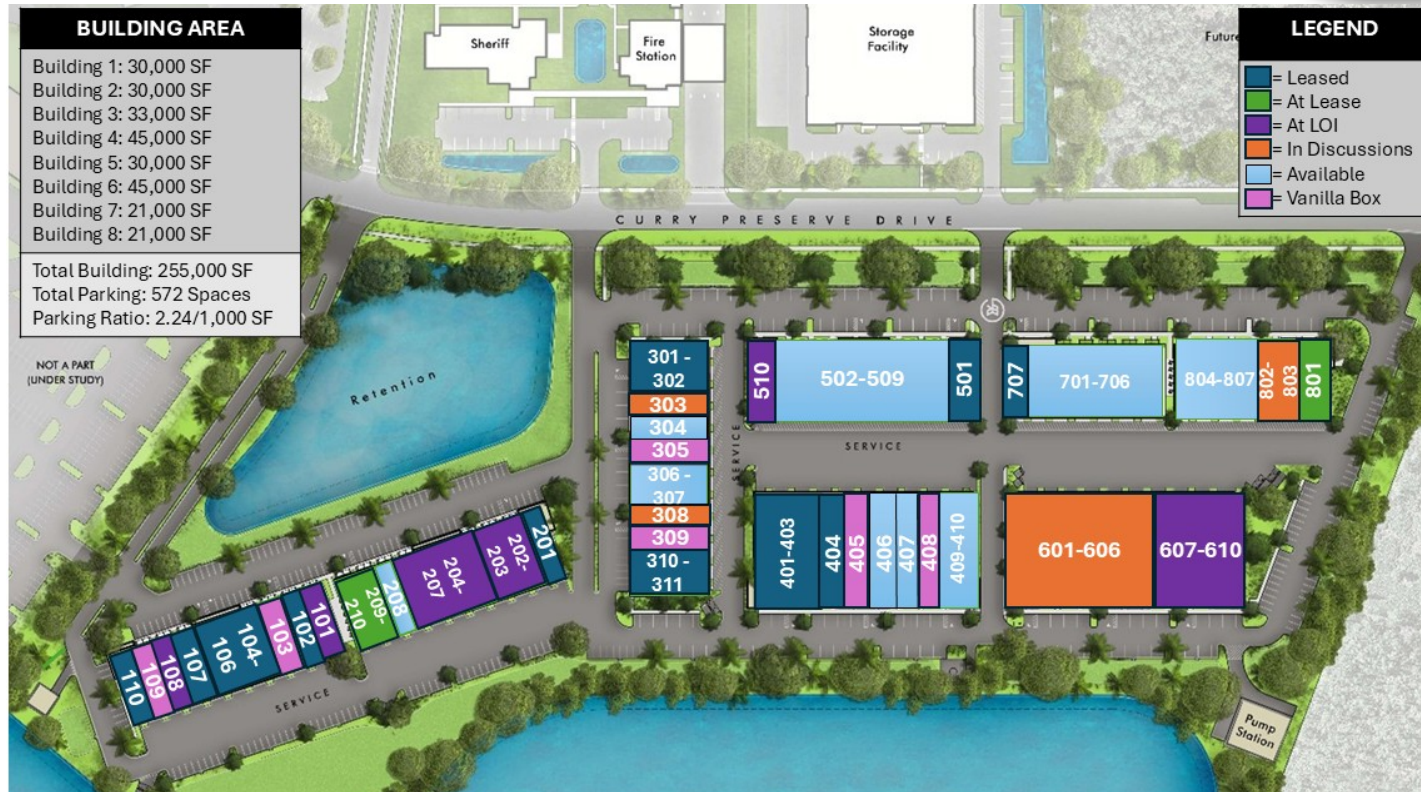
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Tenant Roster

101	At LOI	3,000 SF	204-207	At LOI	12,000 SF	310-311	Primer Microschool	5,861 SF	510	At LOI	3,000 SF
102	Family Initiative	3,000 SF	208	Available	3,000 SF	401-403	CCMC	13,351 SF	601-606	In Discussions	4,500-27,000 SF
103	Vanilla Box	3,000 SF	209-210	At Lease	6,000 SF	404	CCMC Community Center	4,500 SF	607-610	At LOI	18,000 SF
104-106	Q Fitness	9,000 SF	301-302	Solar City Carts	6,000 SF	405	Vanilla Box	4,500 SF	701-706	Available	3,000-18,000 SF
107	Matterhorn Fit	3,000 SF	303	In Discussions	3,000 SF	406	Available	4,500 SF	707	Certified Heating & Cooling	2,861 SF
108	At LOI	3,000 SF	304	Available	3,000 SF	407	Available	4,500 SF	801	At Lease	3,000 SF
109	Vanilla Box	3,000 SF	305	Vanilla Box	3,000 SF	408	Vanilla Box	4,500 SF	802-803	In Discussions	6,000 SF
110	Sweet Science Boxing	2,300 SF	306-307	Available	6,000 SF	409-410	Available	9,000 SF	804-807	Available	3,000-12,000 SF
201	J. Raymond Construction	3,000 SF	308	In Discussions	3,000 SF	501	Latham Pools	3,000 SF			
202-203	At LOI	6,000 SF	309	Vanilla Box	3,000 SF	502-509	Available	3,000-21,000 SF			

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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