

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*

ANDREW FOX
904-483-0759
afox@insiterei.com

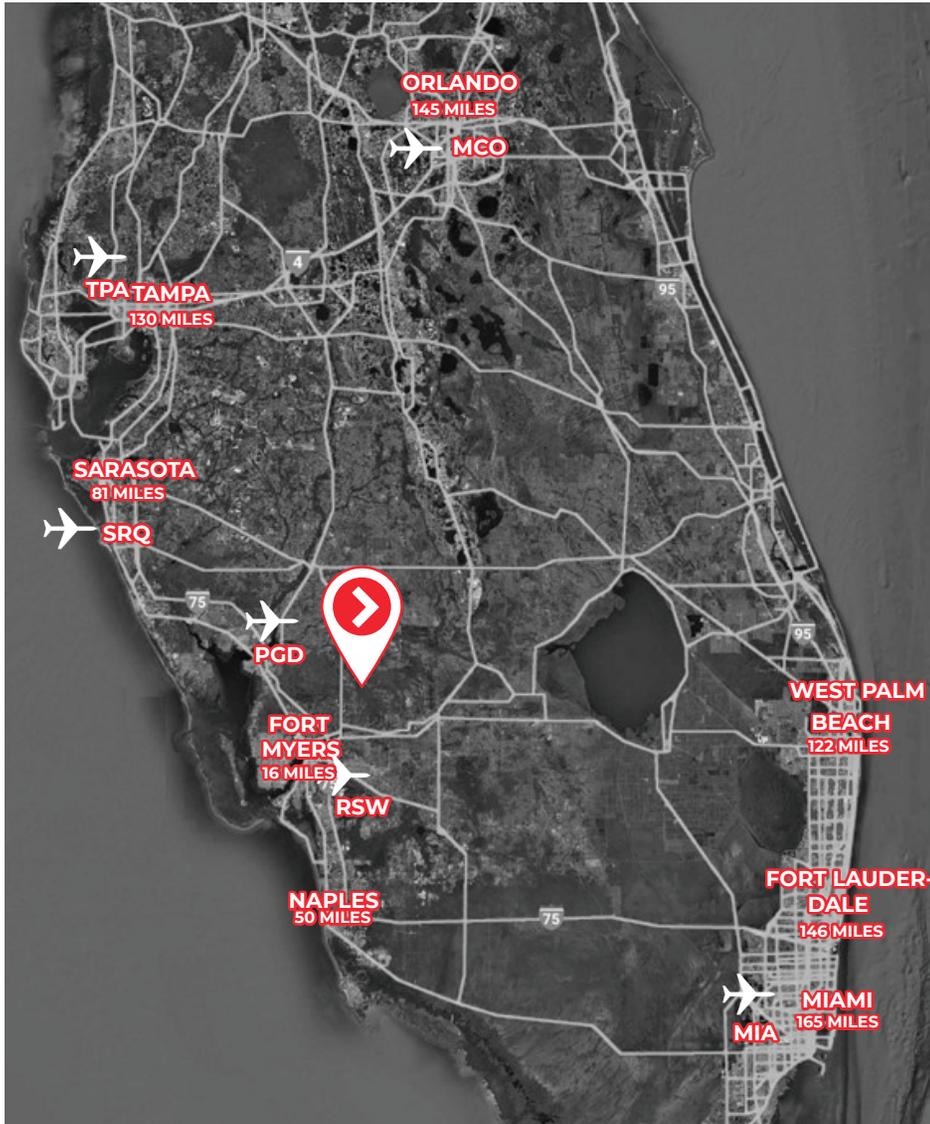
JEN WARD
407-252-2444
jward@insiterei.com

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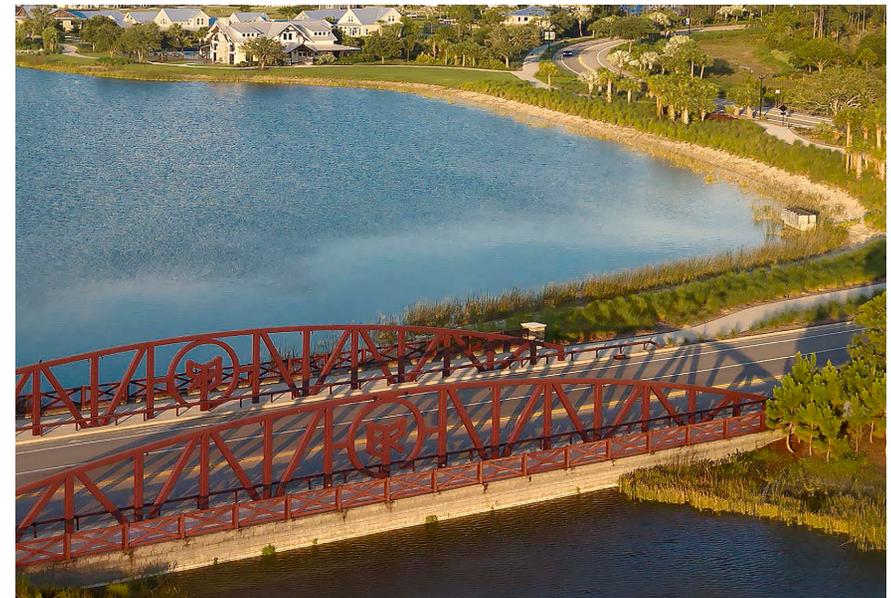
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Babcock Ranch Highlights

- 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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SAW PALMETTO PKWY

CURRY PRESERVE DR

SAW PALMETTO PKWY

31



FIRE STATION

POLICE STATION

SHOPPES AT YELLOW PINE

Marshalls

HomeGoods

ACE **ULTA**
Hardware BEAUTY

five BELOW

Panera **FIVE GUYS**
BREAD BURGERS and FRIES

Jersey Mike's **OAR & IRON**
SUBS RAW BAR & GRILL

TGH Tampa General Hospital

CRESCENT B COMMONS

Publix

Starbucks **Pet Supermarket**

HEARTLAND
DENTAL

FIFTH THIRD BANK

CYPRESS PKWY

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BUILDING AREA

Building 1: 30,000 SF
Building 2: 30,000 SF
Building 3: 33,000 SF
Building 4: 45,000 SF
Building 5: 30,000 SF
Building 6: 45,000 SF
Building 7: 21,000 SF
Building 8: 21,000 SF

Total Building: 255,000 SF
Total Parking: 572 Spaces
Parking Ratio: 2.24/1,000 SF

NOT A PART
(UNDER STUDY)



TENANT ROSTER / AVAILABILITY

- **Building 1:**
 - 101: J. Raymond Construction Corp. 3,000 SF
 - 102: Family Initiative 3,000 SF
 - 103-106: Available 3,000 – 12,000 SF
 - 107: Lease Pending 3,000 SF
 - 108-109: Available 6,000 SF
 - 110: Sweet Science Boxing & Fitness 2,300 SF
- **Building 2:**
 - 201-210: Available 3,000 – 30,000 SF
- **Building 3:**
 - 301-302: Solar City Carts 6,000 SF
 - 303-309: Available 3,000 – 21,000 SF
 - 310-311: Primer Microschool 5,861 SF
- **Building 4:**
 - 401-403: CCMC 13,358 SF
 - 404: CCMC Community Center 4,500 SF
 - 405-410: Available 4,500 – 27,000 SF
- **Building 5:**
 - 501: Latham Pools 3,000 SF
 - 502-510: Available 3,000 – 27,000 SF
- **Building 6:**
 - 601-610: Available 4,500 – 45,000 SF
- **Building 7:**
 - 701-707: Available 3,000 – 21,000 SF
- **Building 8:**
 - 801-807: 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.

ANDREW FOX
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afox@insiterei.com jward@insiterei.com