

FOR LEASE INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9TH TERRACE, CAPE CORAL, FL 33990

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **AVAILABLE:** 847 B - 2,500 SF
847 C - 5,000 SF
847 E - 5,325 SF
12,825 SF
905 C - 2,300 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 12,825 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

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YOUR LOCAL MARKET EXPERT

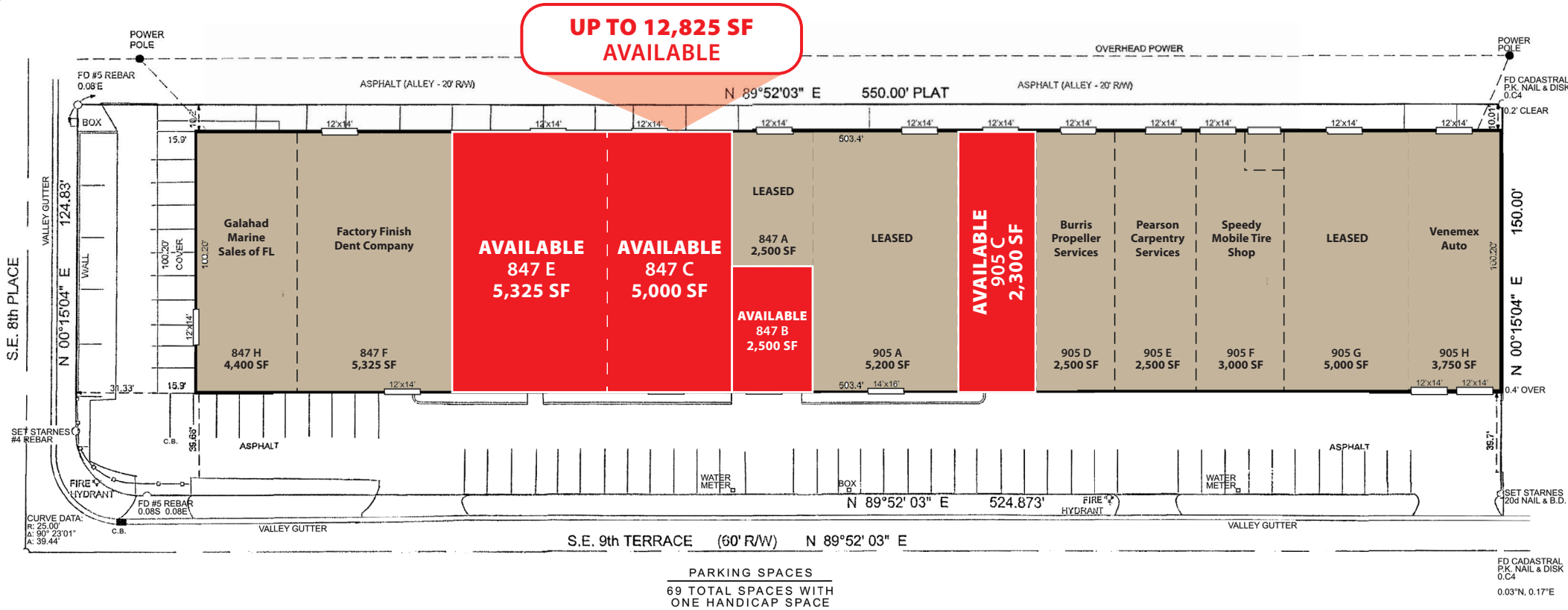
9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



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SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
847 B	2,500	\$13.00	\$2,708.33	\$4.75	\$989.58	\$3,697.92
847 C	5,000	\$13.00	\$5,416.67	\$4.75	\$1,979.17	\$7,395.83
847 E	5,325	\$13.00	\$5,768.75	\$4.75	\$2,107.81	\$7,876.56
847 B-E	12,825	\$13.00	\$13,893.75	\$4.75	\$5,076.56	\$18,970.31
905 C	2,300	\$13.00	\$2,491.67	\$4.75	\$910.42	\$3,402.08

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