

901 E INDUSTRIAL CIRCLE
CAPE CORAL, FL 33909
UNITS 4 & 5



FOR LEASE
INDUSTRIAL
OFFICE/WAREHOUSE SPACE

LEASE RATE: **\$16.50 PSF NNN**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
4 & 5	6,620	\$16.50	\$9,102.50	\$3.25	\$1,792.92	\$10,895.42

AVAILABILITY: **Total: 6,620± SF (104' L x 63.6' W)**
Office: 1,997± (31.4' L x 63.6' W)
Warehouse: 4,574± SF (71.7' L x 63.6' W)

OVERHEAD DOORS: **Two (2) 12' x 12' Grade-Level Doors**

CLEAR HEIGHT: **20'**

POWER: **200 Amps, 440 V / 220 V - Additional Power Available**

ZONING: **I - Industrial** [Click Here for Uses](#)



Located in the East Cape Commerce Center in Lee County's robust industrial submarket, this versatile industrial opportunity is ideal for distribution, light manufacturing, warehousing, contractor, service, or flex users. The unit features three offices, conference room, a kitchenette, two grade-level overhead doors, durable concrete tilt-wall construction, and natural gas service, providing a functional layout for a wide range of industrial operations. Conveniently located near Pine Island Road with prominent frontage on Pondella Road, which sees approximately 24,500 vehicles daily, the property offers outstanding visibility, convenient access, and strong regional connectivity within one of Southwest Florida's fastest-growing commercial corridors.

UNITS 4 & 5 PHOTOS





DISTANCES (MILES)

US 41.....	2.6
I-75.....	9.0
FORT MYERS.....	5.3
SWFL INTERNATIONAL AIRPORT (RSW)...	20.6
TAMPA.....	125
MIAMI	158



901 E INDUSTRIAL CIRCLE
CAPE CORAL, FL 33909

901 E INDUSTRIAL CIRCLE

UNITS 4 & 5
CAPE CORAL, FL 33909

EXCLUSIVE LEASING CONTACTS:

BROCK RASMUSSEN

Principal

239.209.0458

brasmussen@lee-associates.com

GARY BARLOW

Senior Vice President

239.877.4980

gbarlow@lee-associates.com

JAMIE CONSOLINO

Associate

239.210.7600

jconsolino@lee-associates.com

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 submitted to errors, omissions, change of price, rental 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.

09/8/26