

# FOR LEASE

## UP TO 5,325 SF INDUSTRIAL WAREHOUSE SPACE

847 - 905 SE 9<sup>TH</sup> TERRACE, CAPE CORAL, FL 33990



- **AVAILABLE:** 847 E - 5,325 SF  
847 H - 4,400 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 10,650 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

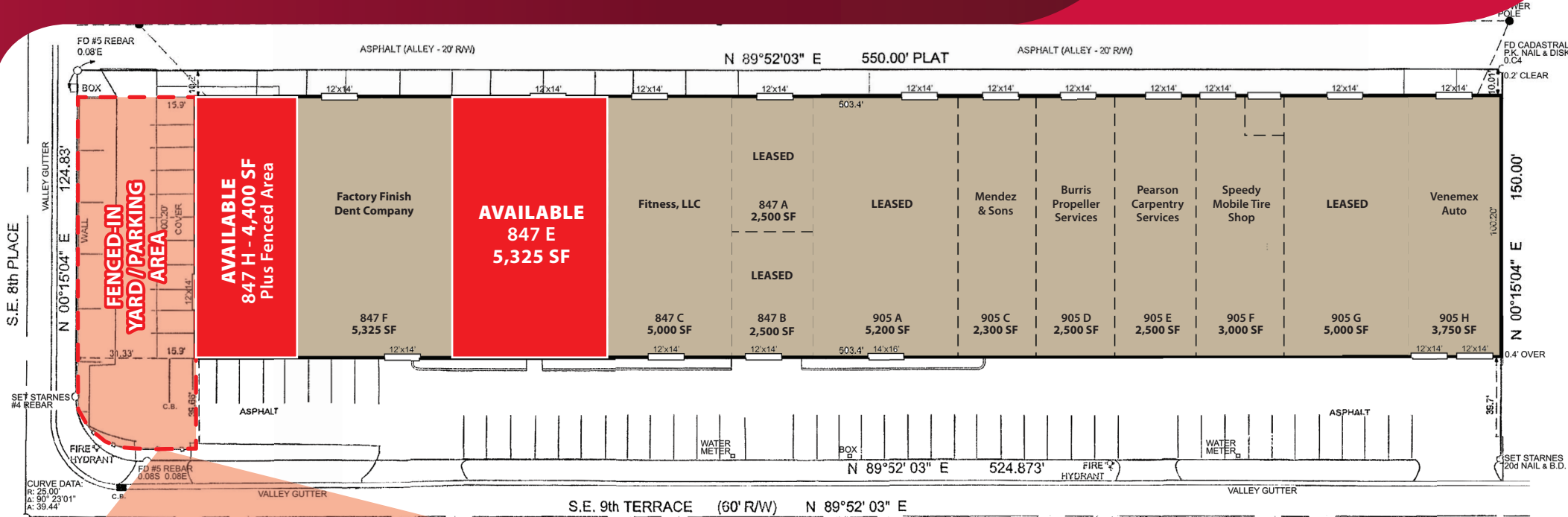
**239.210.7608**

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**PARKING SPACES**  
69 TOTAL SPACES WITH  
ONE HANDICAP SPACE



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
847 E	5,325	\$13.00	\$5,768.75	\$4.75	\$2,107.81	<b>\$7,876.56</b>
847 H	4,400	<i>Call for Rate Details</i>				

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