

913 E INDUSTRIAL CIRCLE
CAPE CORAL, FL 33909



FOR LEASE

INDUSTRIAL
DOCK-HIGH WAREHOUSE SPACE

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

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
1	8,318	\$16.50	\$11,437.25	\$3.25	\$2,252.79	\$13,690.04

AVAILABILITY: **8,318± SF (70.2" W x 118.5" L)**

OVERHEAD DOORS: **Two (2) 12' x 12' Dock-High 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. A functional front reception/display area with two restrooms complements the expansive open warehouse, providing an efficient layout for showroom, customer-facing, or operational needs. Featuring durable concrete tilt-wall construction and natural gas service, the property is designed to accommodate a wide range of industrial operations. With convenient access via Pondella Road and close proximity to Pine Island Road, the property provides excellent connectivity to major transportation corridors throughout Southwest Florida.



AVAILABLE IMMEDIATELY
END-CAP SPACE



UNIT 1 PHOTOS



FRONT ENTRANCE AREA IS 660 SF - 21.3" LX 31" W



TWO RESTROOMS



SECOND AREA: 333± SF (20.6" LX 16.2" W)



DISTANCES (MILES)

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

TAMPA

CAPE CORAL
FORT MYERS

MIAMI

166,557
POPULATION
WITHIN 5 MILES

70,632
HOUSEHOLDS
WITHIN 5 MILES

\$99,749
AVG HH INCOME
WITHIN 5 MILES

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EXCLUSIVE LEASING CONTACTS:

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