

911
E INDUSTRIAL CIRCLE
UNIT 4
CAPE CORAL, FL 33909



FOR LEASE
INDUSTRIAL
OFFICE/WAREHOUSE

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

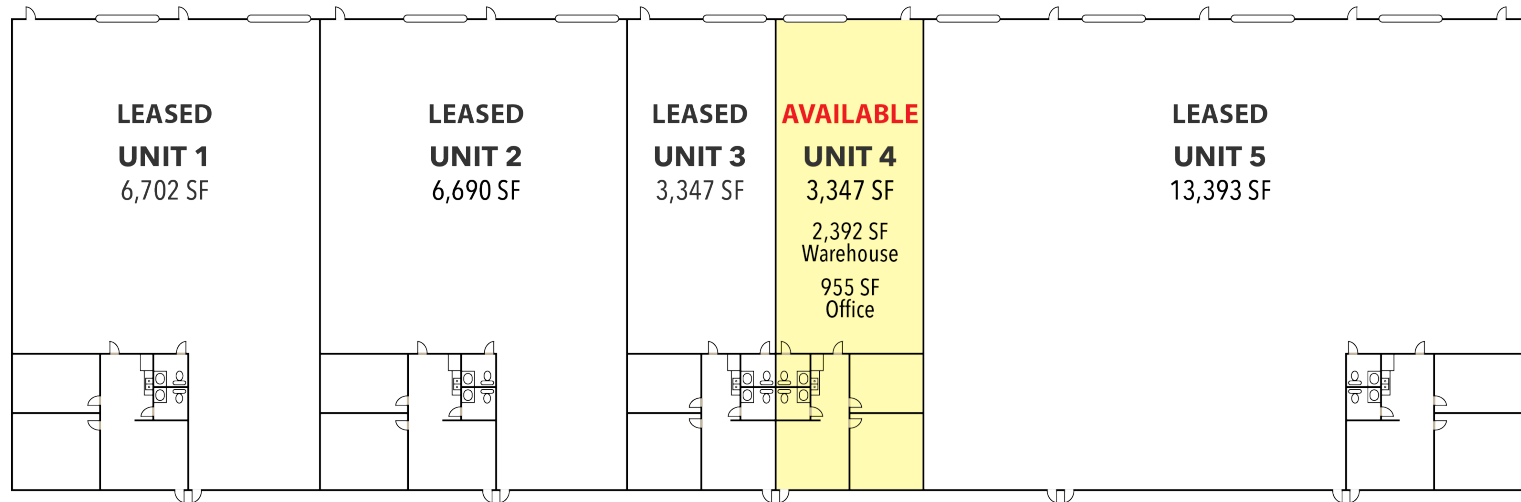
UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
4	3,347	\$16.50	\$4,602.13	\$3.25	\$906.48	\$5,508.60

AVAILABLE SIZE:	3,347± SF
OVERHEAD DOORS:	One (1) Grade-Level Door
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 well suited for distribution, light manufacturing, warehousing, contractor, service, and flex users. Featuring durable concrete tilt-wall construction and natural gas service, the property is designed to accommodate 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.



UNIT 4





DEL PRADO BLVD

Northpoint Shopping Center
five BELOW
Michael's
PET SMART
ALDI
LONGHORN

Del Prado Crossing
Publix
Steak 'n Shake
Starbucks

Toyota

Nissan

HANCOCK CREEK SOUTH BLVD

Chrysler
Dodge Jeep
Ram

Walmart
Neighborhood Market
Good & Beautiful
Good

LOWE'S

PINE ISLAND RD

CVS

Coral Walk
Target
Chick-fil-A
FIVE GUYS
SPROUTS
FARMERS MARKET
Burlington
AT&T
Olive Garden
Panera

E INDUSTRIAL CIRCLE

Honc Marine

PONDELLA RD

Wawa
DUNKIN'
OUTBACK
Pollo Tropical

Karfield

NE 19TH PL

STONECREST LN

Toy LOCKER

NE 6TH ST

NE 25TH AVE

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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07/6/26