

925 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
3 & 4	9,616	\$16.50	\$13,222.00	\$3.25	\$2,604.33	\$15,826.33
8 & 9	9,691	\$16.50	\$13,325.13	\$3.25	\$2,624.65	\$15,949.77

AVAILABILITY: **9,616 & 9,691± SF**

OVERHEAD DOORS: **Each Unit has Four (4) Dock-High Doors**

CLEAR HEIGHT: **20'**

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

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

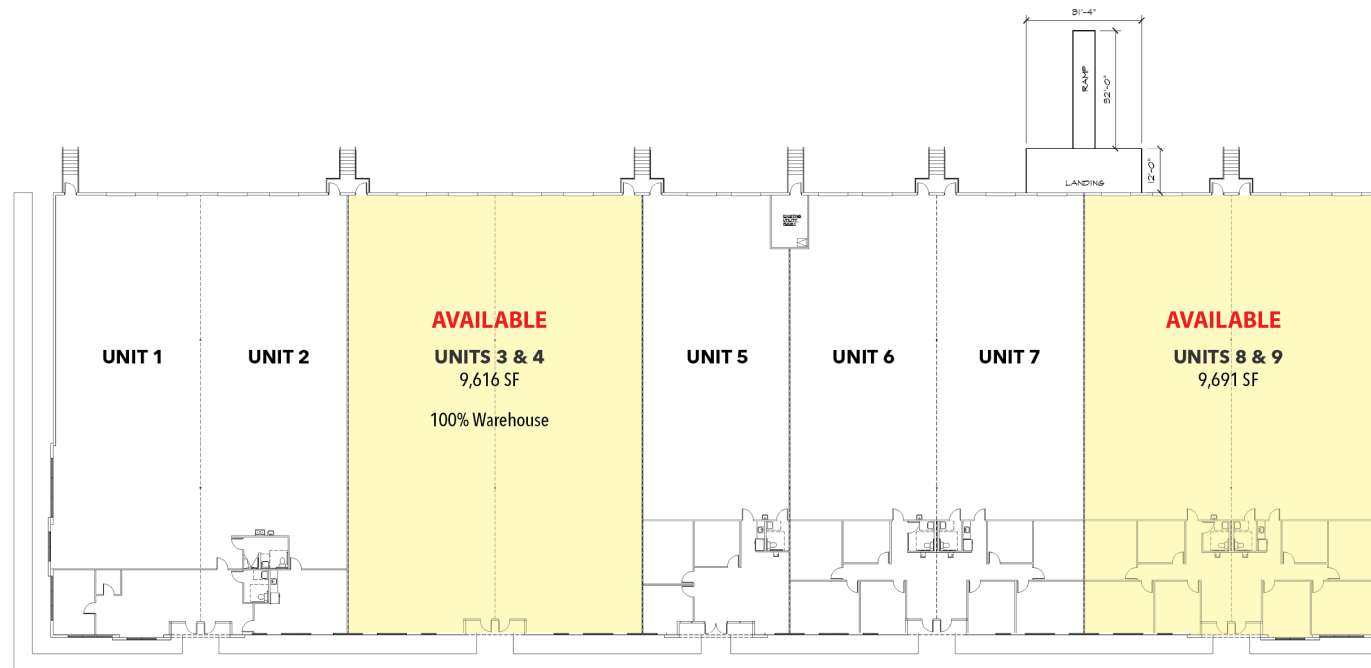
Located in the East Cape Commerce Center in Lee County's robust industrial submarket, these versatile industrial units are ideal for distribution, light manufacturing, warehousing, contractor, service, or flex users. Featuring durable concrete tilt-wall construction and natural gas service, the property 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.



AVAILABLE IMMEDIATELY
END-CAP & IN-LINE OPPORTUNITIES



UNITS 8 & 9 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

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:

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

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