

901 E INDUSTRIAL CIRCLE
CAPE CORAL, FL 33909



FOR LEASE

INDUSTRIAL
FULLY AIR-CONDITIONED WAREHOUSE SPACE

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

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
10 & 11	6,795	\$16.50	\$9,343.13	\$3.25	\$1,840.31	\$11,183.44

AVAILABILITY: **6,795± SF**

OVERHEAD DOORS: **Two (2) 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. A fully air-conditioned warehouse, durable concrete tilt-wall construction, and natural gas service provide an exceptional environment for a wide range of industrial and flex 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.





DISTANCES (MILES)

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



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EXCLUSIVE LEASING CONTACTS:

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