

901 E INDUSTRIAL CIRCLE
CAPE CORAL, FL 33909

UNITS 7-9



FOR LEASE
INDUSTRIAL
OFFICE/WAREHOUSE SPACE

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

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
7-9	9,360	\$16.50	\$12,870	\$3.25	\$2,535	\$15,405

AVAILABILITY: **9,360± SF (104' L x 90' W)**

OVERHEAD DOORS: **Three (3) 12' x 12' 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. The unit features approximately 994± SF of finished office space, durable concrete tilt-wall construction, and natural gas service, providing a functional layout for 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.



UNITS 7-9 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



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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