

FOR LEASE

4,188 SF INDUSTRIAL FLEX SPACE

1302 NE PINE ISLAND RD, CAPE CORAL, FL 33909



PROPERTY FEATURES

- Multi-Tenant Industrial Flex Building
- 12' - 16' Clear Height
- Overflow Parking / Storage for Service Vehicles & Trailers
- Commercial / Industrial Zoning Allows for a Wide Range of Uses
- Monument Signage on Pine Island Rd with Visibility to Over 53,000 Vehicles Per Day
- Zoned CC (Commercial Corridor) [click here](#) for uses

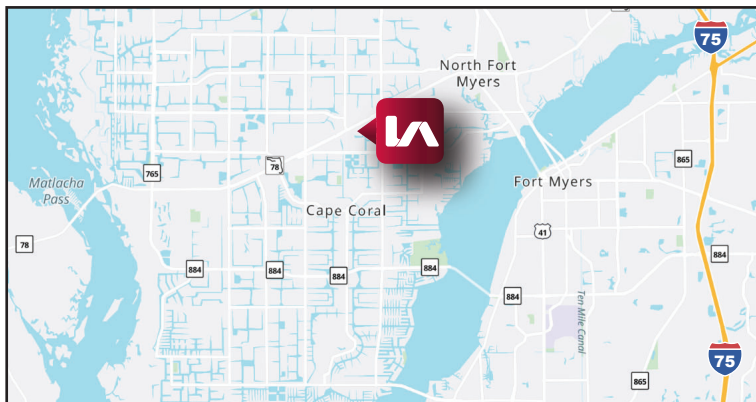
AVAILABLE

Unit C - 4,188 SF
\$17.50 / SF NNN

CAM: \$3.50 / SF

CAPITAL IMPROVEMENTS

New TPO Roof (2026)	Upgraded Exterior Lighting
Asphalt Repairs & Sealcoat	Monument Signage
New Exterior Paint	



Please Contact:

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Vice President

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YOUR LOCAL MARKET **EXPERT**

9979 Gulf Logistics Drive, Suite 210 | Fort Myers, Florida 33913 | Lee-FL.com



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NE Pine Island Rd

LEASED

UNIT C
4,188 SF

LEASED

UNIT A
4,188 SF

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SITE