

WAREHOUSE IN PRIME LOCATION

MID-CAPE INDUSTRIAL AREA



847-905 SE 9TH TERRACE, CAPE CORAL, FL 33990



2,500 to 10,650 SF
IMMEDIATE OCCUPANCY

Mid-Cape Industrial Park is the perfect location for businesses seeking a central hub for manufacturing, warehousing, industrial offices, and distribution. Positioned just off Del Prado Boulevard and Viscaya Parkway, this prime industrial area offers excellent accessibility to major roads and highways. The park is located in the heart of Cape Coral, providing businesses with a strategic advantage in serving the growing Southwest Florida market. With proximity to key city facilities and a variety of service industries, Mid-Cape Industrial Park is an ideal choice for companies looking to thrive in a well-established industrial community.

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- LEASE RATE:** \$14.25 PSF NNN (Up to 5,000± SF)
\$12.50 PSF NNN (5,001± SF & Up)
- CAM:** \$6.26 PSF
- SIZE:** 2,500 - 10,650± SF
- LOCATION:** Just west of Del Prado Boulevard S, off of Viscaya Parkway
- ZONING:** I1 - Light Industrial (City of Cape Coral) [Click here for zoning uses](#)
- O/H DOORS:** 12' x 14' Grade-Level
- EAVE HEIGHT:** 24'
- POWER:** 3-Phase, 400 AMP
- PARKING RATIO:** 1 space per 1,000 SF, with additional on-street parking

PRIME INDUSTRIAL SPACE AVAILABLE

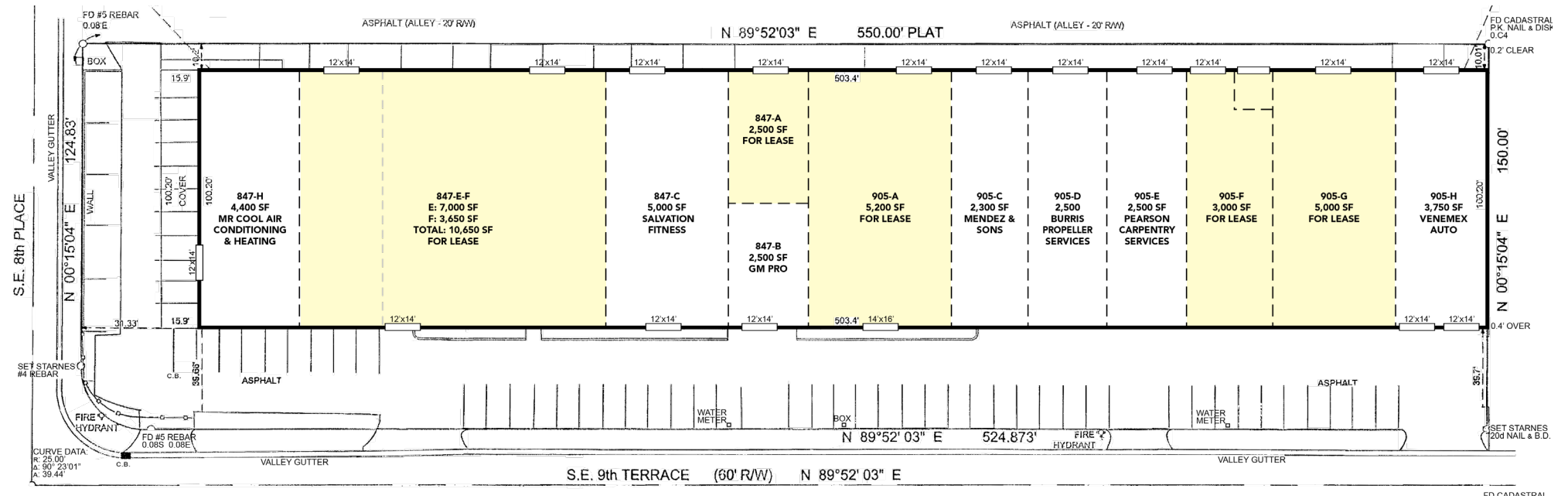
This professionally managed 50,000± SF warehouse is located at 847-905 SE 9th Terrace, Cape Coral, within the sought-after Mid-Cape Industrial area. This fully sprinklered, pre-engineered metal building features 3-phase 400 AMP power, 12' x 14' overhead doors, and abundant natural light from 66 new skylights. Recent capital improvements, including a \$700,000 TPO roof, LED lighting, fresh exterior paint, and new overhead doors, enhance its appeal. This drive-thru building is in close proximity to Cape Coral City Hall and the Cape Coral Police Department, just west of Del Prado Boulevard S, offering easy access to major roads in this industrial hub.

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AVAILABILITY							
UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
847-A	2,500	\$14.25	\$2,968.75	\$6.26	\$1,304.17	\$106.82	\$4,379.74
847-E&F	10,650	\$12.50	\$11,093.75	\$6.26	\$5,555.75	\$416.24	\$17,065.74
905-A	5,200	\$12.50	\$5,416.67	\$6.26	\$2,712.67	\$203.23	\$8,322.57
905-F&G	8,000	\$12.50	\$8,333.33	\$6.26	\$4,173.33	\$312.67	\$12,819.33

- Unit 847-A**
 Warehouse space with access from alley
- Unit 847-E&F**
 Warehouse space with full office buildout
- Unit 905-A**
 Warehouse with 2 entry doors on SE 9th Terrace and an additional entry door and overhead door in the rear with alley access. Available with 3 weeks' notice.
- Unit 905-F&G**
 7,250± SF Warehouse space with 750± SF of lobby, offices and 2 restrooms

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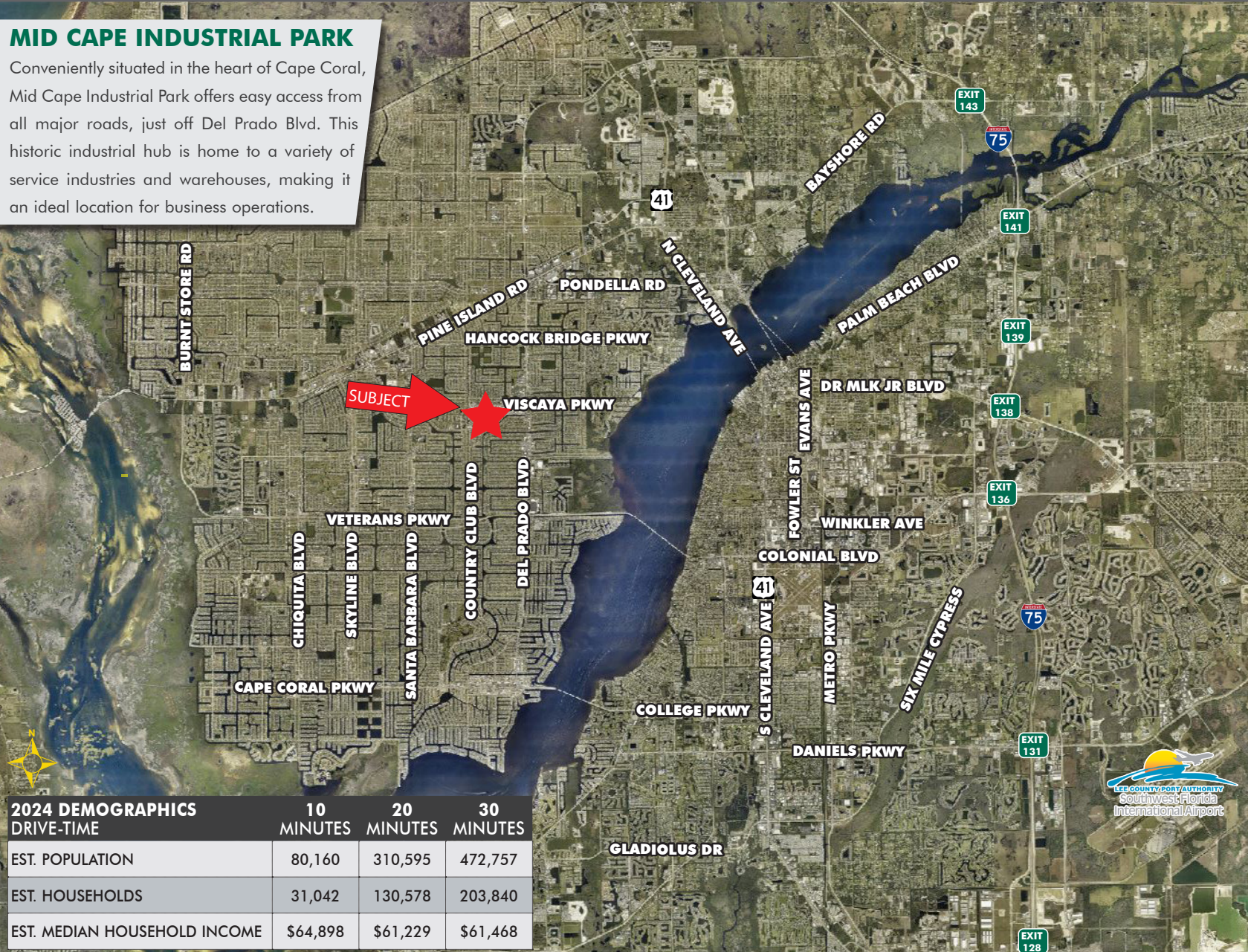
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MID CAPE INDUSTRIAL PARK

Conveniently situated in the heart of Cape Coral, Mid Cape Industrial Park offers easy access from all major roads, just off Del Prado Blvd. This historic industrial hub is home to a variety of service industries and warehouses, making it an ideal location for business operations.



DISTANCE

DRIVE TIMES

- SWFL International Airport
22± Miles
- Punta Gorda Airport
24.5± Miles
- Fort Myers
8.2± Miles
- US 41
6± Miles
- I-75
12± Miles
- Sarasota Bradenton International Airport
82.5± Miles
- Miami International Airport
161± Miles

2024 DEMOGRAPHICS

DRIVE-TIME	10 MINUTES	20 MINUTES	30 MINUTES
EST. POPULATION	80,160	310,595	472,757
EST. HOUSEHOLDS	31,042	130,578	203,840
EST. MEDIAN HOUSEHOLD INCOME	\$64,898	\$61,229	\$61,468

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