



COMMERCIAL

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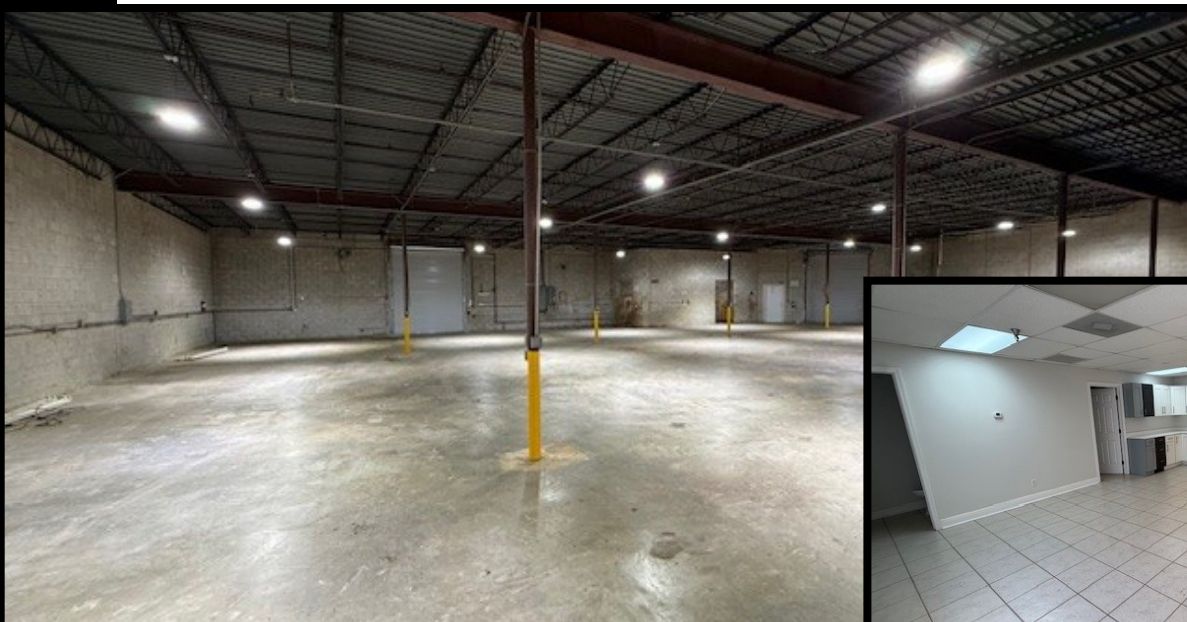
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8,570± SF WAREHOUSE FOR LEASE READY FOR IMMEDIATE OCCUPANCY | CAPE CORAL



PROPERTY DESCRIPTION

- **Location:** 1201 SE 9th Terrace, Cape Coral, FL 33990
- **S.T.R.A.P. #:** 19-44-24-C2-00777.0580
- **Building Size:** 8,570± SF
- **Land Size:** .33± Acres (14,575± SF)
- **Zoning:** I (Industrial) Cape Coral
- **Year Built:** 1979
- **Parking:** 12± Surface Spaces
- **Overhead Door:** (3) Overhead Doors - (2) 12' x 10' and (1) 8' x 6'
- **Ceiling Height:** 12'

Comments: This sizable office/warehouse is available for lease. The building is constructed from concrete block and stucco, featuring 940± SF of air-conditioned office space, which includes one private office, a generous open workspace or showroom area, and restroom. The remaining 7,630± SF is dedicated warehouse space with a 12' ceiling height. The warehouse is equipped with (2) 12' x 10' overhead doors and (1) 8' x 6' overhead door. The building is sprinkled, includes 3-Phase Power, as well as City Water & Sewer. The Industrial zoning is ideal for some of the following uses: Boat Sales, Heavy Vehicle Sales & Rentals, Minor and Major Vehicle Repair, Vehicle or Boat Storage, Building and Construction (without outdoor storage), Landscaping Services (without outdoor storage), or Repair Shops. The property is accessible from Del Prado Blvd. N. to the lighted intersection of Viscaya Parkway, turn west of Viscaya Parkway, then south on SE 13th Avenue and west on SE 12th Avenue. Conveniently situated just a short distance from Hancock Bridge Parkway to the north or Veterans Parkway/Midpoint Bridge to the south.

LEASE RATE: \$9,998.33 Per Month

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
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