



VISCAYA INDUSTRIAL PARK, 1414 VISCAYA PKWY | CAPE CORAL, FL 33990

# WAREHOUSE AND OUTDOOR STORAGE IN CAPE CORAL

FOR LEASE

CONTACT

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## Function Meets Flexibility: Highly Visible 4,700 SF Office/Warehouse on Viscaya Parkway

Looking for a space that truly checks all the boxes? This 4,700 SF office/warehouse fronting busy Viscaya Parkway has everything you need to keep your business running smoothly and staying top of mind within the community! **Features include:** 320 SF of office space, perfect for your team or customer reception area, 4,380 SF of open warehouse, bright, clean, and ready for action, two loading options: a dock-high door (10'x9') and a grade-level door (12'x12'), 2,300 SF fenced yard plus extra parking up front and along the side, fully insulated building with newer electric, 16' eave height, and a 17'4" peak height for plenty of vertical space. And don't forget — your signage will shine along high-traffic Viscaya Parkway! Perfect for visibility, versatility, and value.

PROPERTY DETAILS

LEASE RATE	\$12.50 NNN + \$2.20 PSF CAM/OPEX
MONTHLY RENT	\$5,757.50
AVAILABLE SF	4,700 SF
ZONING	I (CCC)



13099 S. Cleveland Ave. Suite 410  
Fort Myers, FL 33907

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## PROPERTY HIGHLIGHTS

Prime Viscaya Pkwy Frontage

4,700 SF Total — 320 SF Office + 4,380 SF Warehouse

Two Loading Options — Dock-High Door (10'x9') & Grade-Level Door (12'x12')

2,300 SF Fenced Yard — Secure outdoor storage or work area

Ample Parking — Front and side parking for staff and visitors

Fully Insulated & Well-Lit — Bright, efficient workspace

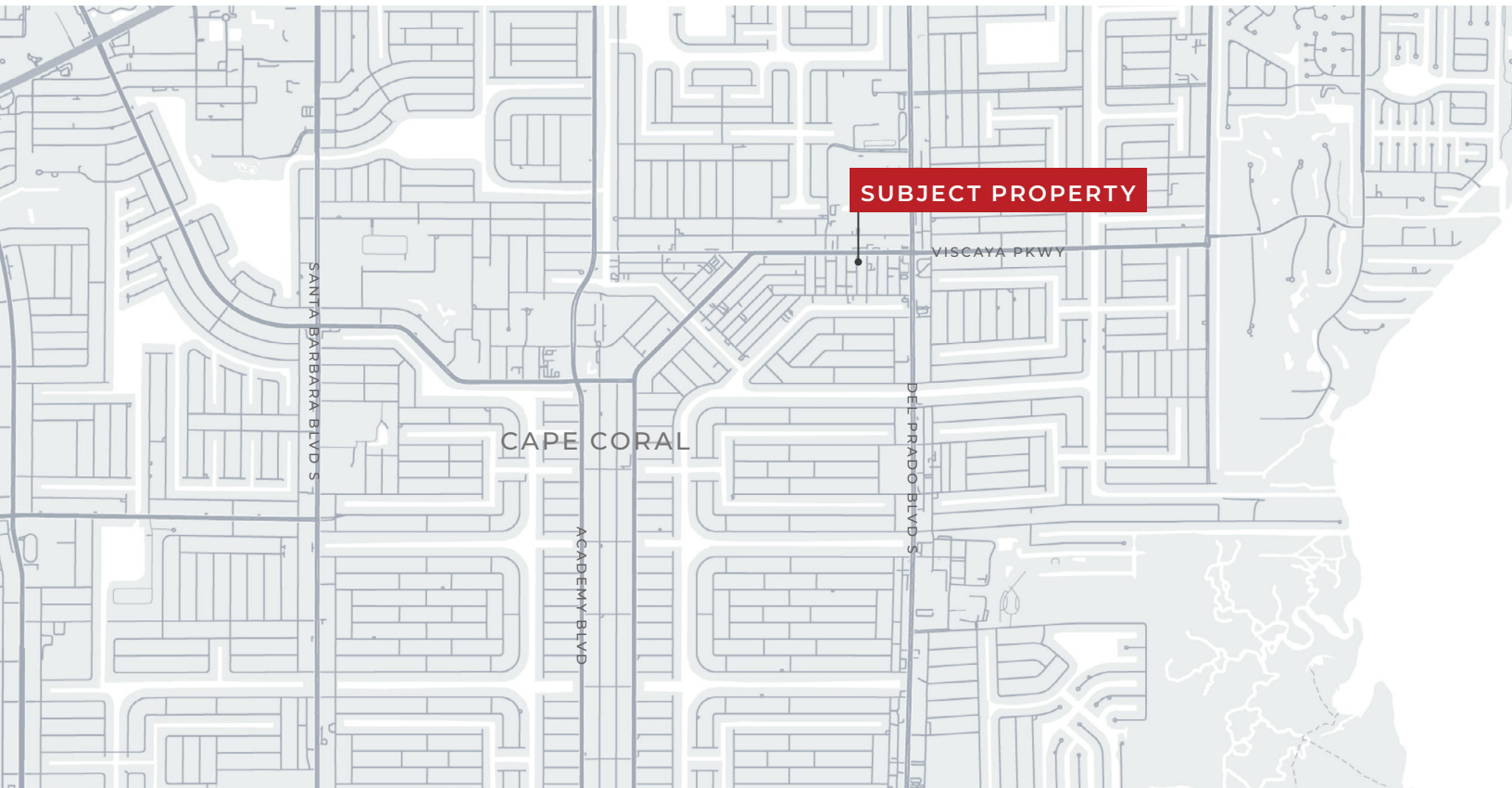
Newer Electrical System — Reliable power for operations

16' Eave Height / 17'4" Peak Height — Room for racking or equipment

Signage Opportunity — Stand-out exposure on a major thoroughfare







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