



2513 NE 9TH AVE | CAPE CORAL FL 33909

# ±0.55 AC IN NORTH CAPE INDUSTRIAL PARK

**FOR SALE**

### CONTACT

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## Fully Entitled Industrial Site Ready for Immediate Construction

Don't miss this rare opportunity to acquire the last available lot in the thriving North Cape Industrial Park. The site is fully entitled with permits already in place for the construction of a 6,000 SF warehouse. Skip the lengthy entitlement and permitting process and begin construction immediately. Whether you're an owner-user looking to establish a new facility or an investor seeking a shovel-ready industrial development opportunity, this property is positioned to deliver significant time and cost savings.

### PROPERTY DETAILS

SALE PRICE	\$470,000
PARCEL SIZE	±0.55 Acres
ZONING	Industrial (CCC)
PARCEL NUMBER	30-43-24-C4-00301.0070
TAXES	\$3,414.83 (2025)

### HIGHLIGHTS

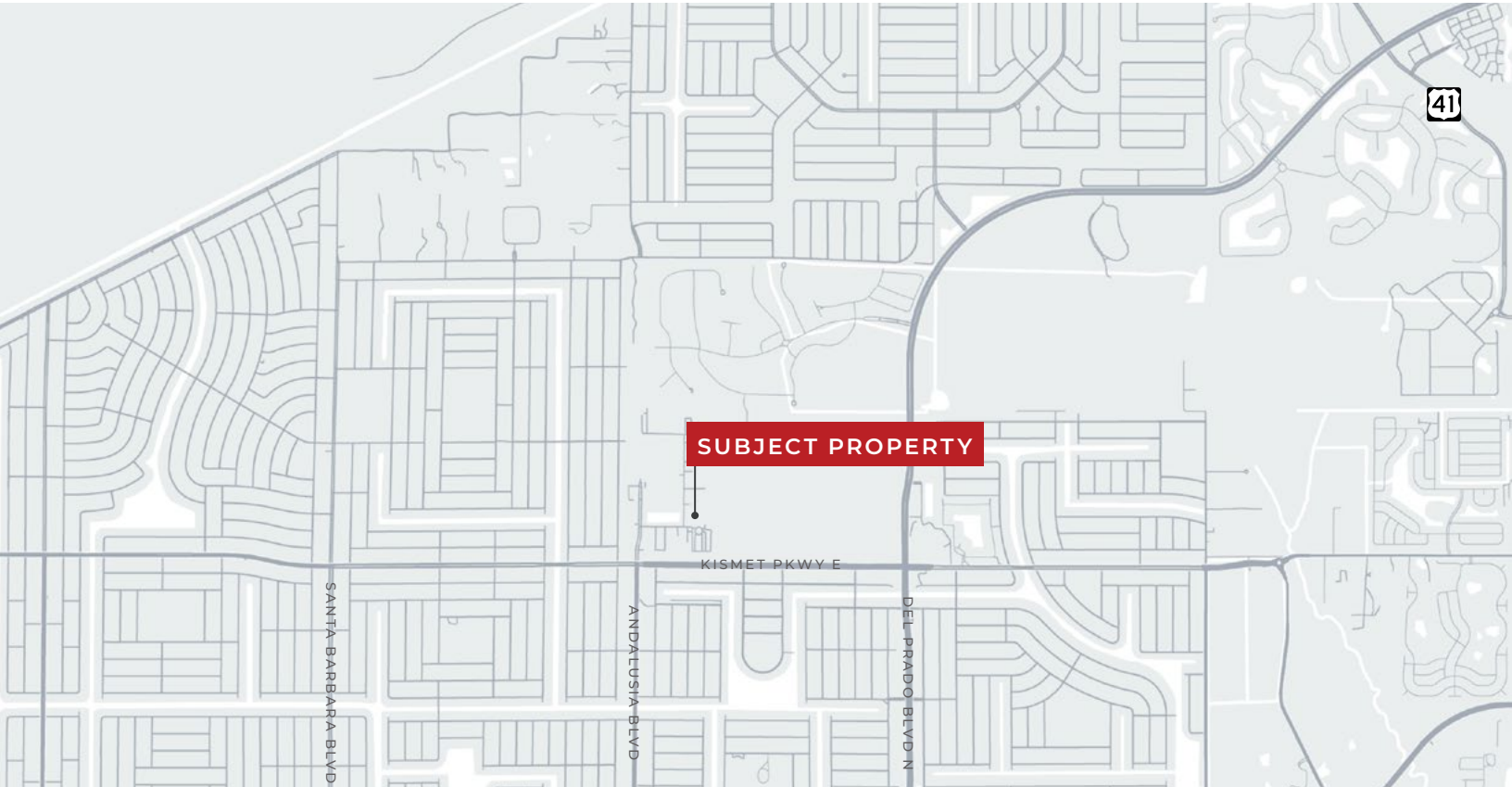
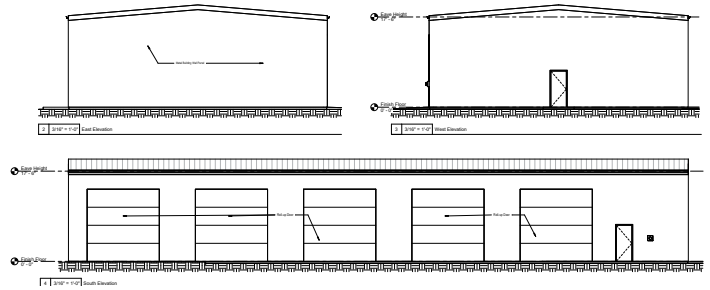
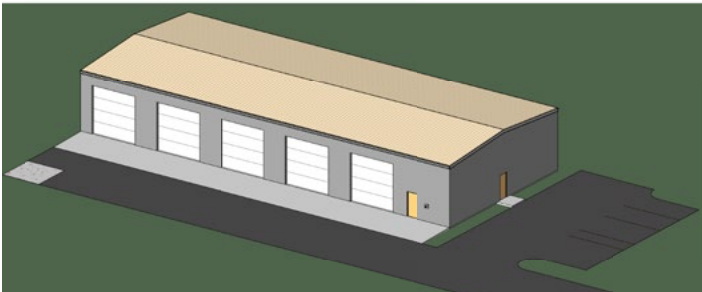
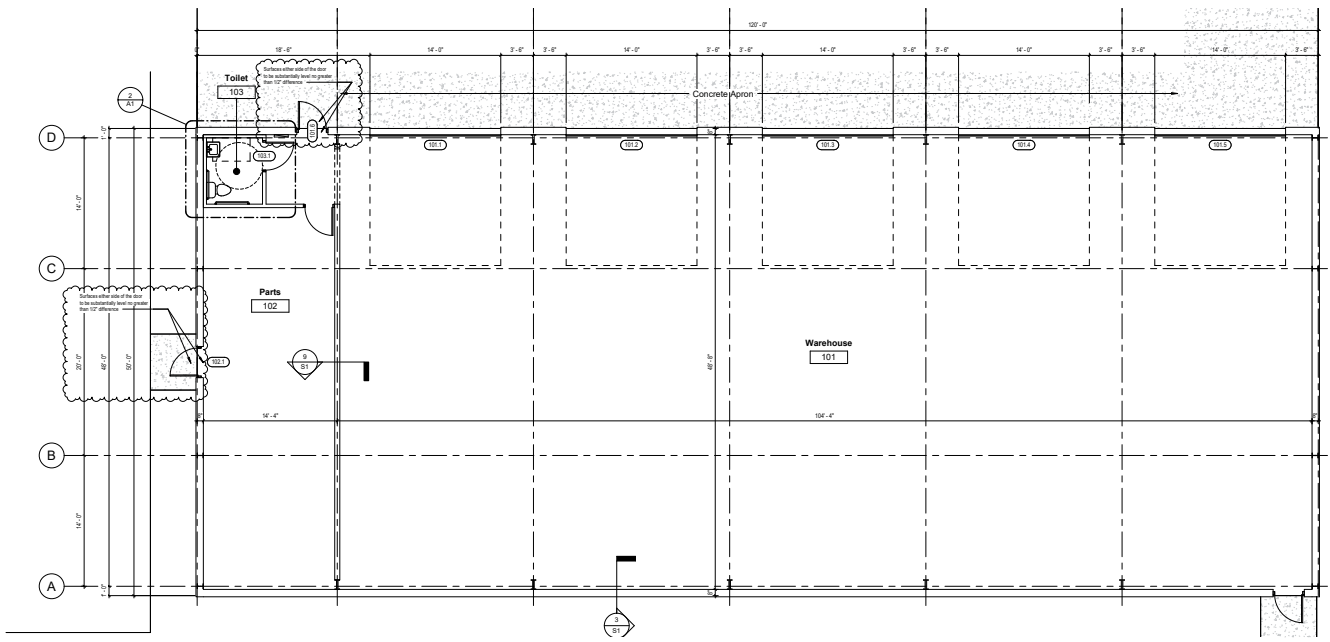
- ±0.55-acre Industrial lot
- Fully entitled
- Permits in place for a 6,000 SF warehouse
- Shovel-ready for immediate construction
- Located in the established North Cape Industrial Park
- Last available lot in the park



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