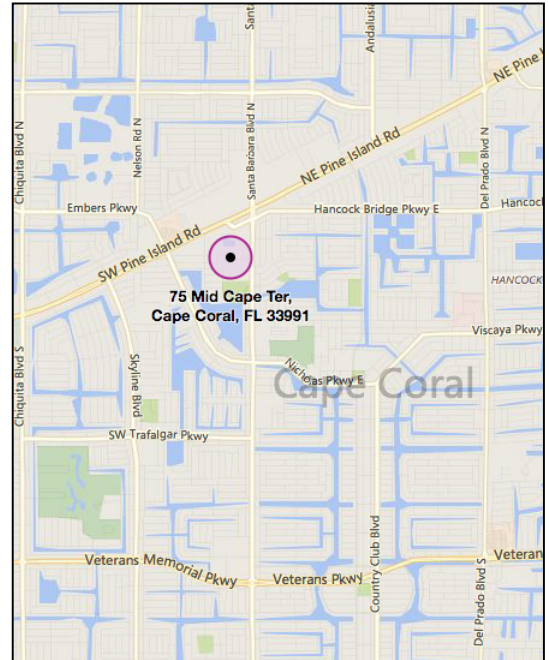


Mid Cape Flex

71-79 Mid Cape Terr.
Cape Coral, FL 33991

3 Flex buildings



Mid Cape Flex comprises of 3 buildings that total 101,000 sq. ft. Ample parking (over 200 spaces) and the Landlord will give generous buildout allowance for creditworthy tenants.

One building has dock high loading while the other two are grade level. The smallest available space is 4,000 sq. ft.

- ▶ New Ownership- Q4 2016
- ▶ up to 32,000 sq. ft. available in 2018
- ▶ Built in 2008
- ▶ Sprinkled for fire
- ▶ Painted & parking lot re-sealed in 2017

- ▶ Tilt wall Conx. w/ impact windows
- ▶ 12 x 14 overhead doors
- ▶ 3-phase power w/ 225 amps per box
- ▶ Grade level and dock high
- ▶ Professionally managed
- ▶ 18 ft ceilings
- ▶ Water, sewer & HVAC maintenance is included in CAM

Lease Rate: \$6.95 psf.+ \$2.25 CAM
(subject to change based on term & buildout allowance)

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