

# Curry Commerce Center

SWC of Cypress Parkway & Curry Preserve Drive  
Babcock Ranch, FL



Now Leasing! Premier Flex / Industrial Development



## Property Highlights

- ±255,000 SF of new Class A Flex / Industrial space
- 3,000-4,500 SF bays (100'-150' depth), scalable up to a full building of 45,000 SF
- Delivery of 20% office/showroom, 80% warehouse configuration
- 25' clear height
- At grade loading with 1 roll-up door per bay
- 572 parking spaces, ratio of 2.24/1,000 SF



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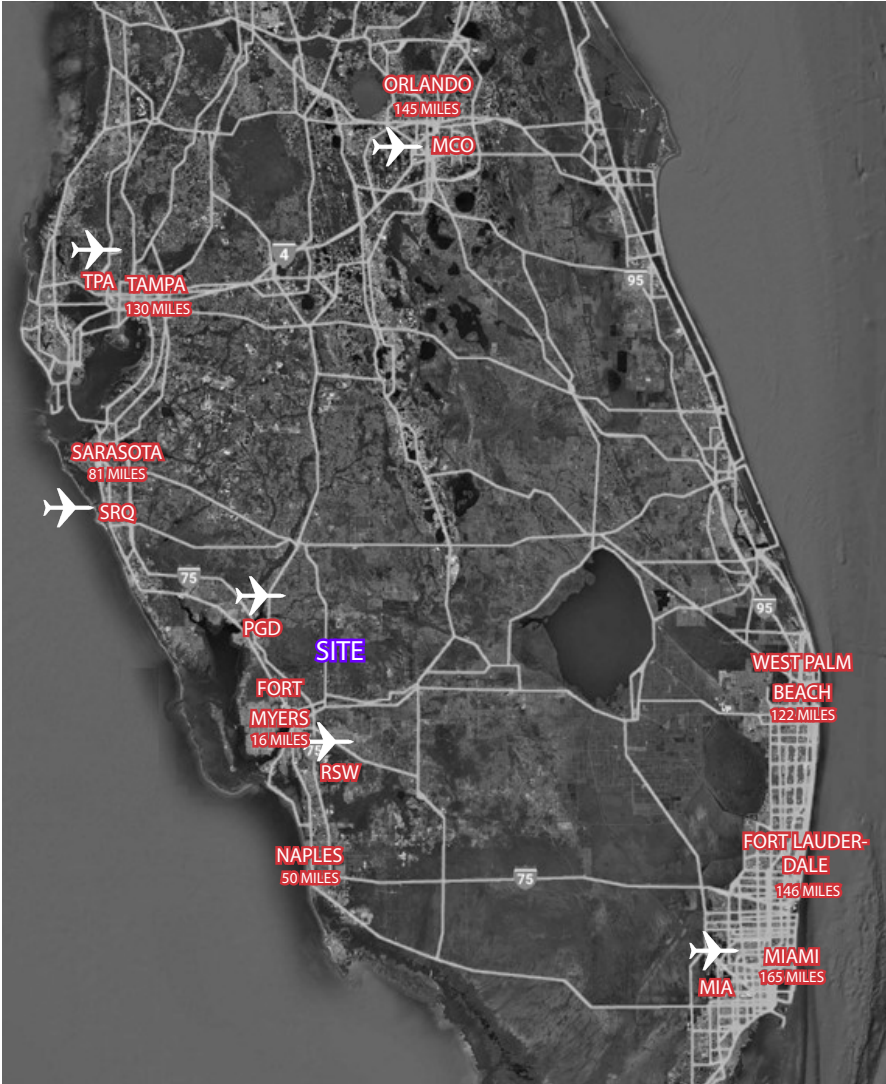
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## Babcock Ranch Highlights



- First solar-powered town in the United States
- 50,000+ future residents across 19,500 residential units, with entitlements for 6M SF of commercial space
- Located in the Cape Coral-Fort Myers MSA, the 5th fastest growing MSA in the United States
- Hurricane resistant construction, hardened infrastructure, and gig speed fiber data service to all buildings
- World's first town utilizing onsite solar generation to produce more clean, renewable energy than it consumes
- Retail amenities including Publix anchored Crescent B Commons shopping center and future Shoppes at Yellow Pine

Radius	Population	Households
10 Miles	85,034	33,854
25 Miles	845,405	355,248
50 Miles	1,730,817	749,876

Radius	Average HH Income	Employees
10 Miles	\$95,103	21,396
25 Miles	\$107,734	288,483
50 Miles	\$121,744	617,189

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## Babcock Ranch - Southwest Florida's Prime Location



- Positioned on the Charlotte and Lee County border, providing convenient access throughout Southwest Florida
- Located off of SR-31, which is being widened to 4 lanes, with access to I-75 via SR-78 and SR-80
- 25 miles to Southwest Florida International Airport (RSW) and 28 miles to Punda Gorda Airport (PGD)
- The property's location off of Curry Preserve Drive provides convenient access within Babcock Ranch, easily accessible from two signalized intersections on SR-31



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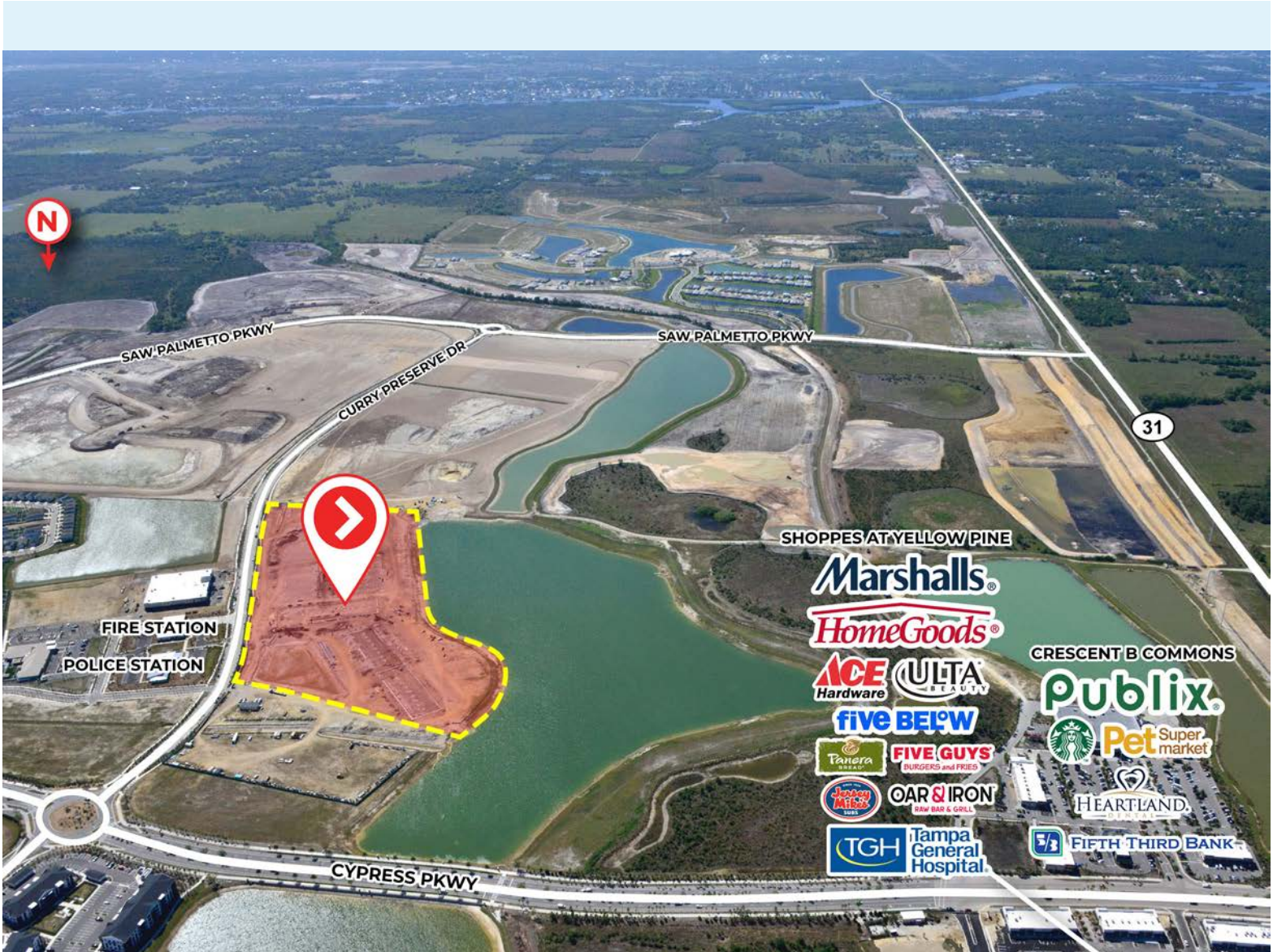
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## South Facing Aerial View



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## Property Site Plan

### TENANT ROSTER / AVAILABILITY

<b>Building 1</b>		
Suite 101	Sweet Science Boxing & Fitness	2,300 SF
Suite 102-109	Available	3,000 - 24,000 SF
Suite 110	J Raymond Construction	3,000 SF
<b>Building 2</b>		
Suite 201-210	Available	3,000 - 30,000 SF
<b>Building 3</b>		
Suite 301-302	Solar City Carts	6,000 SF
Suite 303-311	Available	3,000 - 27,000 SF
<b>Building 4</b>		
Suite 401-403	CCMC	13,358 SF
Suite 404	CCMC Community Center	4,500 SF
Suite 405-410	Available	4,500 - 27,000 SF
<b>Building 5</b>		
Suite 501	Concord Pool & Spas	3,000 SF
Suite 502-410	Available	3,000 - 27,000 SF
<b>Building 6</b>		
Suite 601-610	Available	4,500 - 45,000 SF
<b>Building 7</b>		
Suite 701-707	Available	3,000 - 21,000 SF
<b>Building 8</b>		
Suite 801-807	Available	3,000 - 21,000 SF



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