

NOW LEASING

CURRY COMMERCE CENTER

SWC Cypress Pkwy & Curry Commerce Drive, Babcock Ranch, FL

±255,000 SF CLASS A FLEX/INDUSTRIAL SPACE

Property Highlights

- ±255,000 SF of new Class A Flex / Industrial space delivering now.
- 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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BabcockRanchForBusiness.com



BABCOCK RANCH

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Property Overview

BABCOCK RANCH HIGHLIGHTS

- First solar-powered town in the United States
- ±60,000 future residents across 20,000 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
- Retail amenities including Publix anchored Crescent B Commons shopping center and Shoppes at Yellow Pine, with restaurants and retailers including Starbucks, Panera, Five Guys, HomeGoods, Ulta Beauty, Marshalls, Five Below.



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Babcock Ranch

SOUTHWEST FLORIDA'S PREMIER LOCATION

- Positioned on the Charlotte and Lee County border, providing convenient access throughout Southwest Florida
- Project sits in Charlotte County, which provides target industry incentive opportunities
- 10 minutes from I-75
- Located off of SR-31, which is being widened to 4 lanes, with access to I-75 via SR-78 and SR-82
- Large employment base to pull from between Cape Coral, Fort Myers, and Punta Gorda in addition to Babcock residents
- 25 miles to Southwest Florida International Airport (RSW) and 28 miles to Punta Gorda Airport (PGD)
- The property's location off of Curry Preserve Drive provides convenient

DEMOGRAPHICS



Population

10 Miles	85,034
25 Miles	845,405
50 Miles	1,730,817



Employees

10 Miles	21,396
25 Miles	288,483
50 Miles	617,189



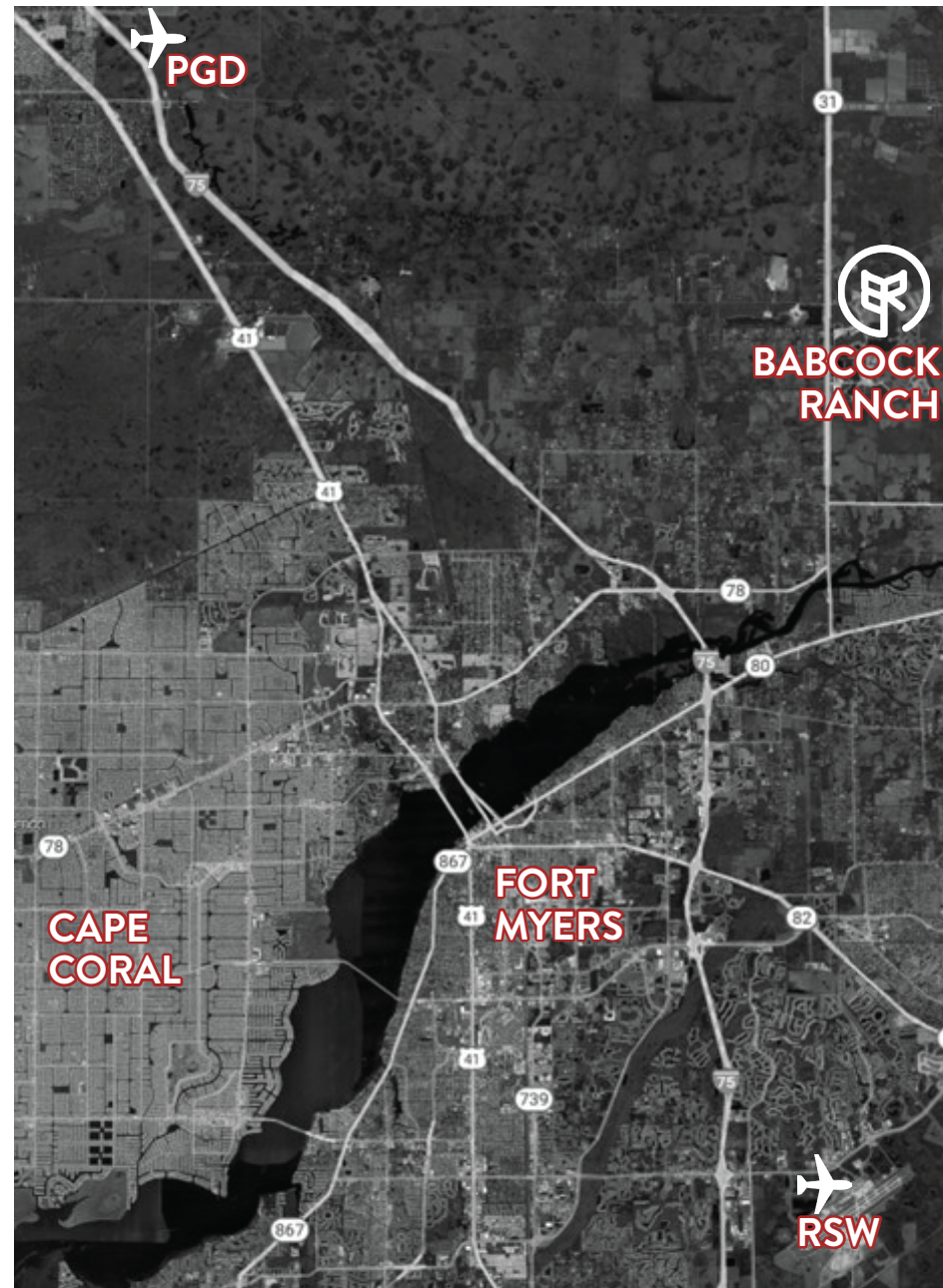
Average Household Income

10 Miles	\$95,103
25 Miles	\$107,734
50 Miles	\$121,744



Households

10 Miles	33,854
25 Miles	355,248
50 Miles	749,876



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SAW PALMETTO PKWY

CURRY PRESERVE DR

SAW PALMETTO PKWY

31



FIRE STATION

POLICE STATION

SHOPPES AT YELLOW PINE

Marshalls®

HomeGoods®

ACE Hardware ULTA BEAUTY

five BELOW

Panera BREAD FIVE GUYS BURGERS and FRIES

Jersey Mike's SUBS OAR & IRON RAW BAR & GRILL

TGH Tampa General Hospital

CRESCENT B COMMONS

Publix®

Starbucks Pet Super market

HEARTLAND DESIGN

FIFTH THIRD BANK

CYPRESS PKWY

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Tenant Roster

101	At LOI	3,000 SF	301-302	Solar City Carts	6,000 SF	404	CCMC Community Center	4,500 SF	510	At LOI	2,861 SF
102	Family Initiative	3,000 SF	303	In Discussions	3,000 SF	405	Vanilla Box	4,500 SF	601-606	In Discussions	4,500-27,000 SF
103	At Lease	3,000 SF	304	At LOI	3,000 SF	406	Available	4,500 SF	607-610	In Discussions	18,000 SF
104-106	Available	3,000-9,000 SF	305	In Discussions	3,000 SF	407	Available	4,500 SF	701-702	In Discussions	6,000 SF
107	Matterhorn Fit	3,000 SF	306-307	Available	6,000 SF	408	Available	4,500 SF	703-705	Available	3,000-9,000 SF
108-109	At LOI	6,000 SF	308	At LOI	3,000 SF	409-410	Available	9,000 SF	706	At LOI	3,000 SF
110	Sweet Science Boxing	2,300 SF	309	In Discussions	3,000 SF	501	Latham Pools	3,000 SF	707	At LOI	2,861 SF
201	J. Raymond Construction	3,000 SF	310-311	Primer Microschool	5,861 SF	502	Available	3,000 SF	801-805	In Discussions	15,000 SF

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