



**Investment
Properties
Corporation**

**F O R S A L E
F O R L E A S E**



1989 Trade Center Way | Naples, FL 34109



***Climate Controlled Warehouse
on Prestigious
Trade Center Way!!***

This industrial zoned property boasts 18'-24' ceilings in the 7,200 SF climate-controlled warehouse. New electrical throughout and new HVAC valued over \$50,000. Parking lot has been recently resurfaced. New exterior paint and lighting. Includes three 14' high doors (5 garage doors total). Front office has 5 private offices, 2 restrooms, and its own smaller +/- 1,200 SF climate-controlled warehouse.

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Licensed Real Estate Broker



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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SALE PRICE:

\$3,950,000

BASE RENT:

\$24.00 PSF NNN

CAM:

\$4.19 PSF

(includes taxes and insurance, maintenance, and
Trade Center Way HOA fees)

SIZE:

9,696 SF total

7,200 SF

with 420 SF office and climate
controlled warehouse

2,496 SF

with offices, restrooms and climate
controlled warehouse

LOT SIZE:

.62 acres

YEAR BUILT:

1995

ZONING:

Industrial

PARKING:

14 spaces

RE TAXES (2 units):

\$16,710.92

CONDO DUES:

\$300/qtr.

GARAGE DOORS:

5 total

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1 - 10' X 10'

3 - 10' X 14'

1 - 10' X 12'

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