



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.

CONTACT  **(239) 777-2020**

Christine McManus, CCIM, SIOR
christine@ipcn Naples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcn Naples.com
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.



**Investment
Properties
Corporation**

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

SALE PRICE:	\$3,950,000
BASE RENT:	\$24.00 PSF NNN
CAM:	\$4.19 PSF
SIZE:	<p>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</p>
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 1 - 10' X 10' 3 - 10' X 14' 1 - 10' X 12'

CONTACT  (239) 777-2020

Christine McManus, CCIM, SIOR
christine@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

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.



Investment
Properties
Corporation

FOR SALE
FOR LEASE



14' garage doors



Office

click
here!



Google
Maps



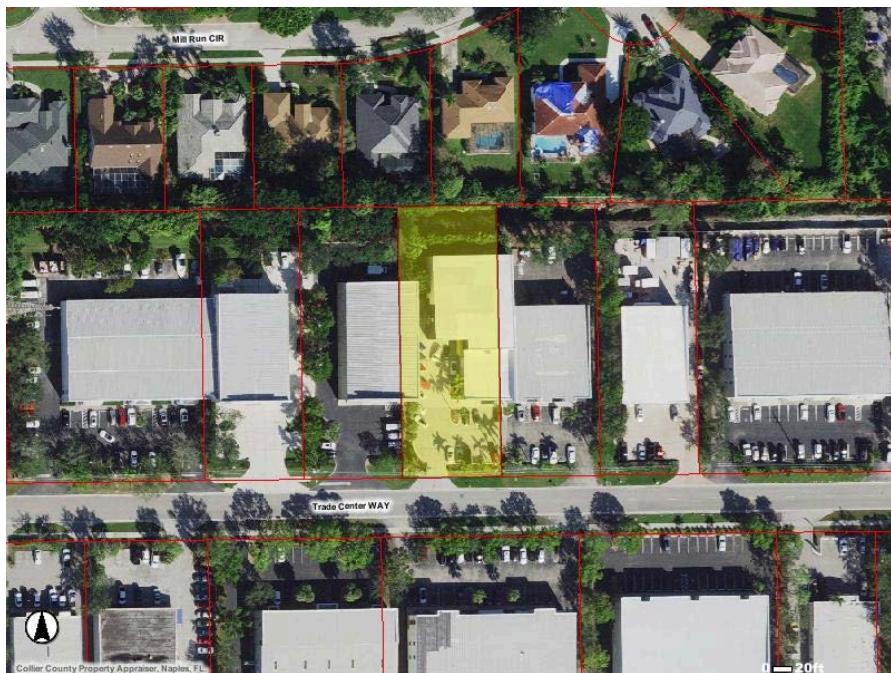
Office



Front Foyer



Warehouse



Climate-Controlled
Warehouse