



**Investment
Properties
Corporation**

F O R L E A S E



**3973 ARNOLD AVENUE
NAPLES, FL 34104**

Warehouse with LOTS of outdoor storage is waiting for your business in the Airport Industrial Park! This unit offers 660 SF of office will be ready new paint and new epoxy floors. Office space includes reception, restroom, 2 private offices, and a workstation. Adjacent warehouse offers 2 overhead doors and a garage restroom. Included in the price is the real opportunity of 12 designated parking spaces, 3,700 sq. ft. of outside storage, and additional parking or storage on the east side of the property. Perfect for businesses needing ample storage and parking – a rare find in Naples!

GROSS RENT: \$7,000 per month

UNIT SIZE: **Unit 2: 2,250 SF**
660 SF office with 1,590 SF warehouse and two restrooms

GARAGE DOORS: 2 -10' X 10'

CONSTRUCTION: Steel w/ stucco

PARKING: 12 spaces or 3,700 SF of storage

YEAR BUILT: 1979

STORAGE AREA: 1,560 SF (30' X 52')

ZONING: Industrial

EAVE HEIGHT: 14'

CENTER HEIGHT: 16'

Christine McManus, CCIM, SIOR

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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.

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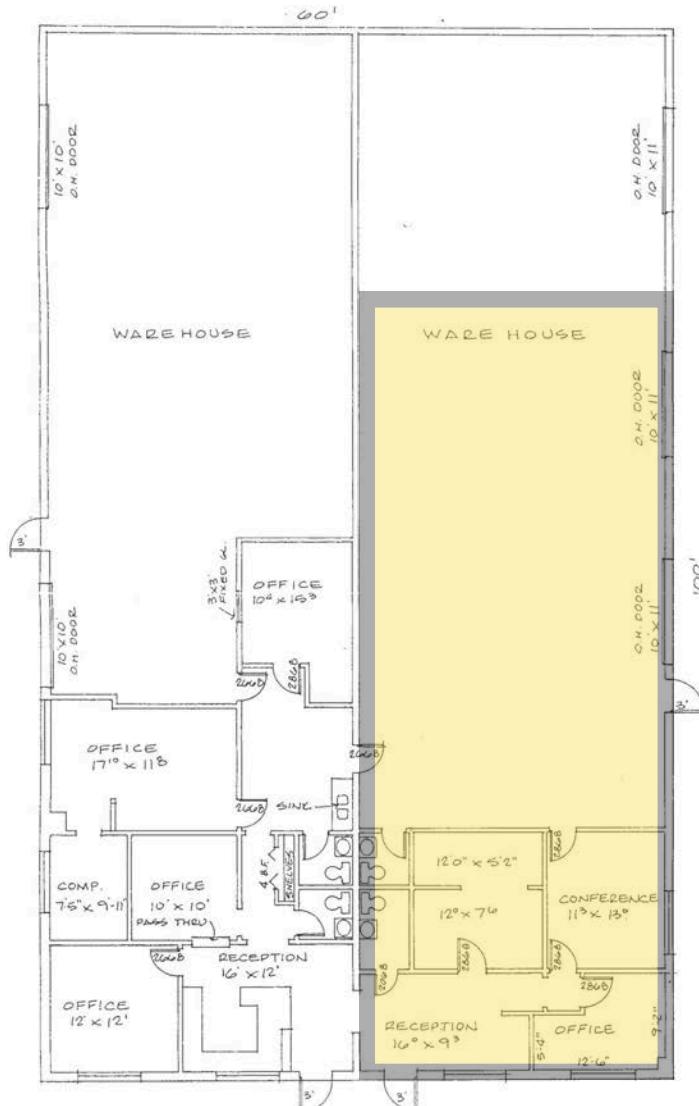
**3973 Arnold Avenue
Naples, FL**



Looking at rear



Lean to area in rear



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