



**Investment  
Properties  
Corporation**

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

## Industrial Bay / Unit 4

**3673 PROSPECT AVENUE | NAPLES, FL 34104**



**GROSS RENT:**

1,500 SF unit - \$2,805/mo. incl. water, interior electric up to \$100/mo. and trash  
500 SF office/restroom - \$1,000/mo. incl. water, interior electric up to \$100/mo. and trash

**UNIT SIZE:**

500 or 1,500 SF

**ZONING:**

Industrial

**PARKING:**

26 spaces total  
(not designated)

**CONSTRUCTION:**

Steel

**GARAGE DOORS:**

12' X 14'

**YEAR BUILT:**

1989

**POWER:**

3 phase

**EAVE HEIGHT:**

14'

**OTHER:**

LED lighting

**CENTER HEIGHT:**

18'

**Shawn McManus 239-834-2485**  
**Christine McManus, CCIM, SIOR 239-777-2020**

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](http://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**

**3673 Prospect Avenue  
Naples, FL**



*click  
here!*



**Google  
Maps**

**Shawn McManus 239-834-2485  
[shawn@ipcnaples.com](mailto:shawn@ipcnaples.com)**

**Christine McManus, CCIM, SIOR 239-777-2020  
[christine@ipcnaples.com](mailto:christine@ipcnaples.com)**

**CONTACT (239) 261-3400**

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](http://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**

## PHOTOS

### Unit 4 and Office



Unit 4



Office

**Shawn McManus**  
**239-834-2485**  
**shawn@ipcnaples.com**

**Christine McManus, CCIM, SIOR**  
**239-777-2020**  
**christine@ipcnaples.com**



Office