

# 3806

PROGRESS AVENUE  
NAPLES, FL 34104



FOR SALE

OFFICE/WAREHOUSE  
CLIMATE-CONTROLLED INDUSTRIAL BUILDING

# PRICE **\$4,500,000**

SIZE: **13,600± SF**

LAND SIZE: **1.13± Acres**

OVERHEAD DOORS: **Eight (8) 12' x 14' Grade-level**

CLEAR HEIGHT: **16'-18'**

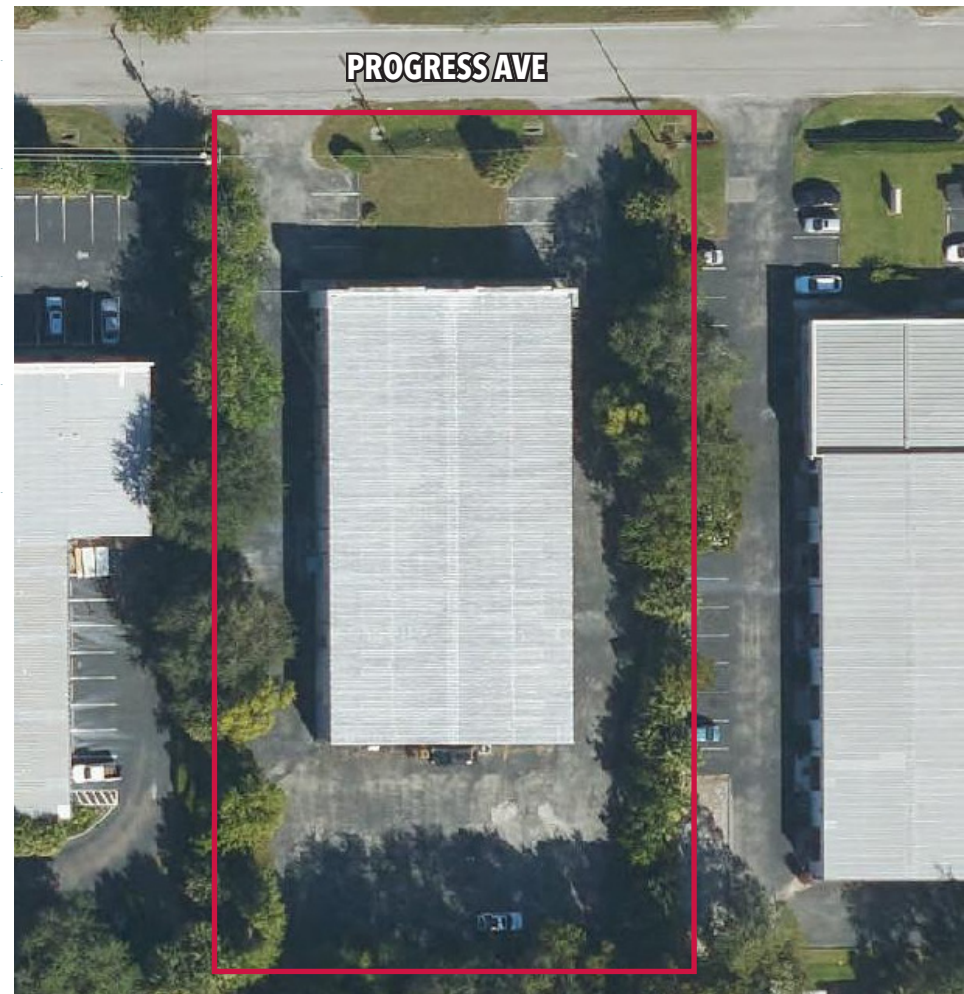
POWER: **440V, 3-Phase Electrical Service**

YEAR BUILT: **1989**

PARCEL ID: **00272600005**

ZONING: **I - Industrial** [Click Here for Uses](#)

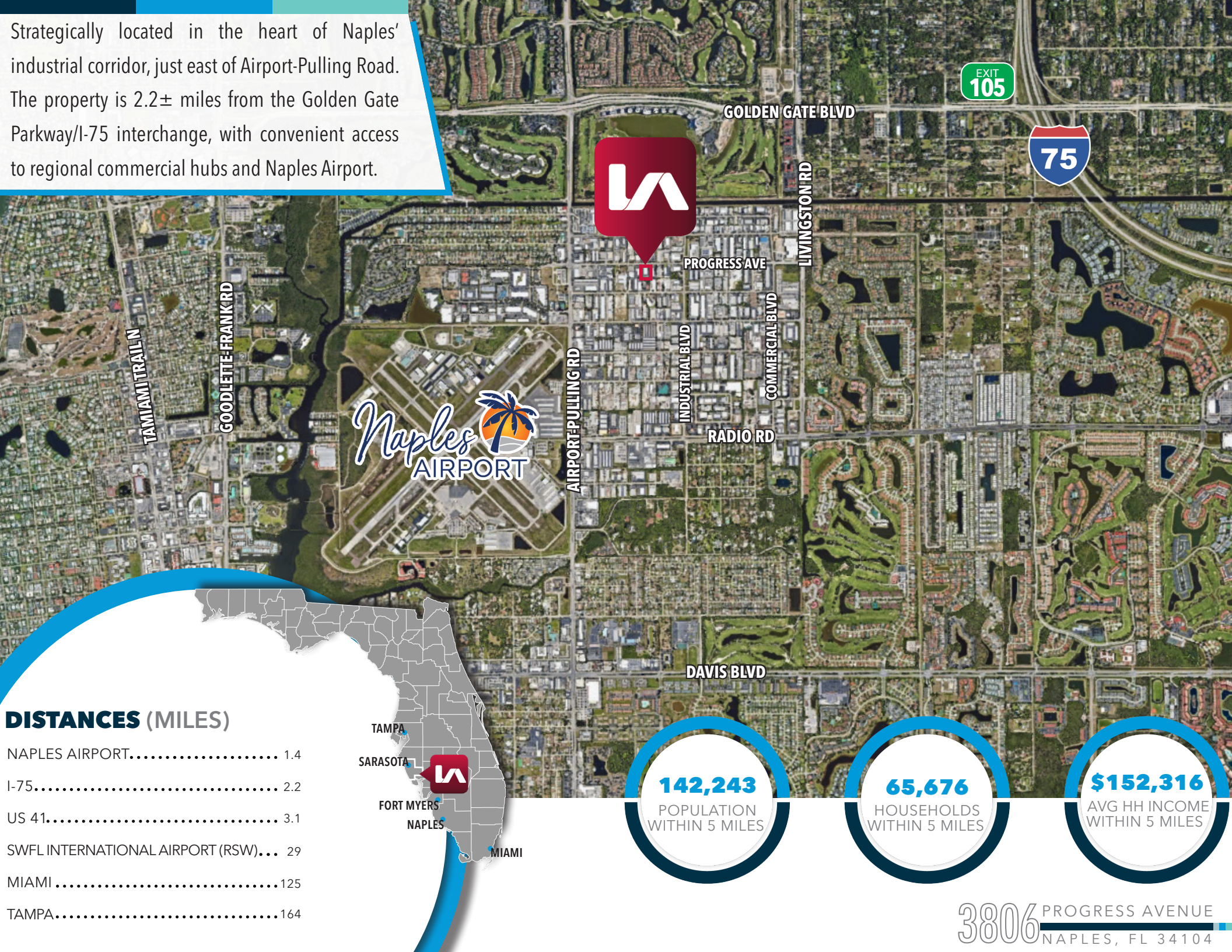
- 2,000± SF office space
- Approximately 90% climate-controlled building
- Four (4) HVAC units replaced within the past two years
- Compressed air lines serving three (3) work areas
- Two (2) twin-screw air compressors included (one new, one backup)
- Secure fenced site



# PHOTOS



Strategically located in the heart of Naples' industrial corridor, just east of Airport-Pulling Road. The property is 2.2± miles from the Golden Gate Parkway/I-75 interchange, with convenient access to regional commercial hubs and Naples Airport.



**DISTANCES (MILES)**

NAPLES AIRPORT.....	1.4
I-75.....	2.2
US 41.....	3.1
SWFL INTERNATIONAL AIRPORT (RSW)...	29
MIAMI .....	125
TAMPA.....	164



**142,243**  
POPULATION  
WITHIN 5 MILES

**65,676**  
HOUSEHOLDS  
WITHIN 5 MILES

**\$152,316**  
AVG HH INCOME  
WITHIN 5 MILES

# 3806

**PROGRESS AVENUE**  
NAPLES, FL 34104

7400 Trail Boulevard | Suite 100  
Naples, FL 34108

## EXCLUSIVE LISTING AGENTS:

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06/12/26