

4227 ENTERPRISE AVE
NAPLES, FL 34104

**ONLY 1 UNIT
REMAINING
FOR LEASE!**

**UNIT
K**

DEMISABLE

1ST YEAR LEASING INCENTIVES
AVAILABLE WITH 5-YEAR LEASE

INDUSTRIAL WAREHOUSE FOR LEASE

PROPERTY HIGHLIGHTS

- Rare dock-high warehouse in Naples Production Park (30 total overhead doors)
- Competitive lease rates with flexible suite sizes and terms
- 17' Clear Height
- 3-Phase Power
- CBS construction with precast, pretensioned concrete ceiling
- Recent renovations with hurricane impact upgrades (Impact windows, new exterior paint, interior lighting, fresh blacktop, professional landscaping and more)
- Convenient access to I-75, major north-south corridors and Naples Airport

AVAILABLE SPACE

Unit K:
2,500-7,500± SF

LEASE RATE

Unit K:
\$12.00/SF NNN

ZONING

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

**LEE &
ASSOCIATES**
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YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com

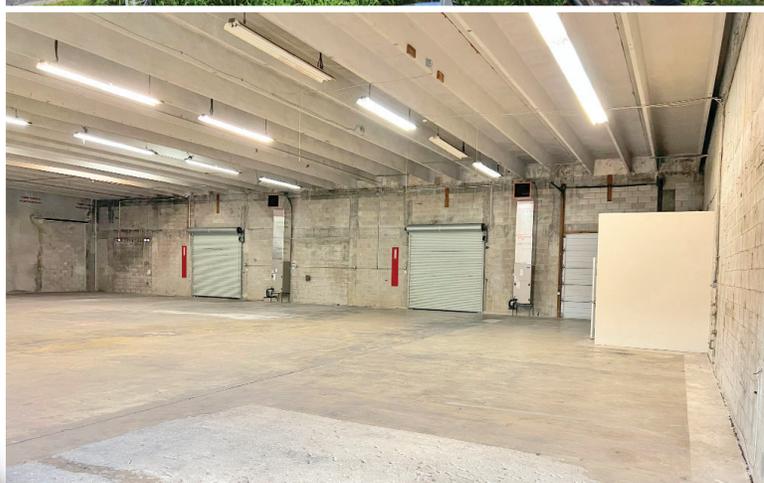
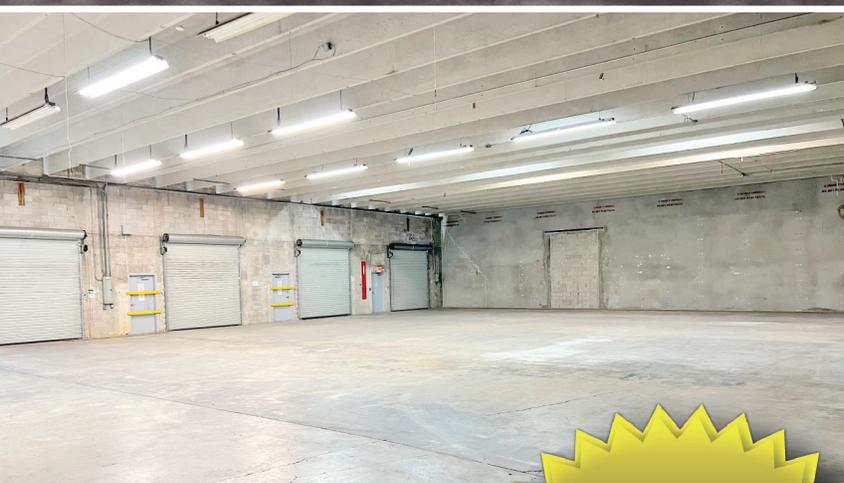




EAST SIDE



WEST SIDE



UNIT K

**LAST UNIT
REMAINING
FOR LEASE!**

PROPERTY HIGHLIGHTS

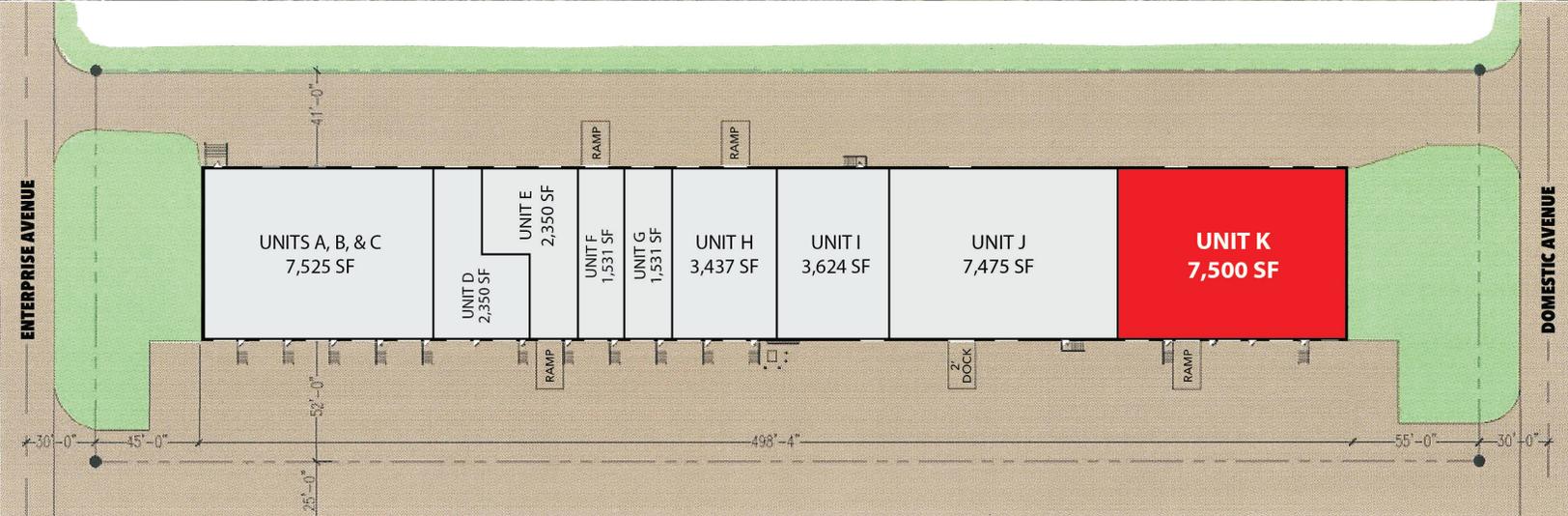
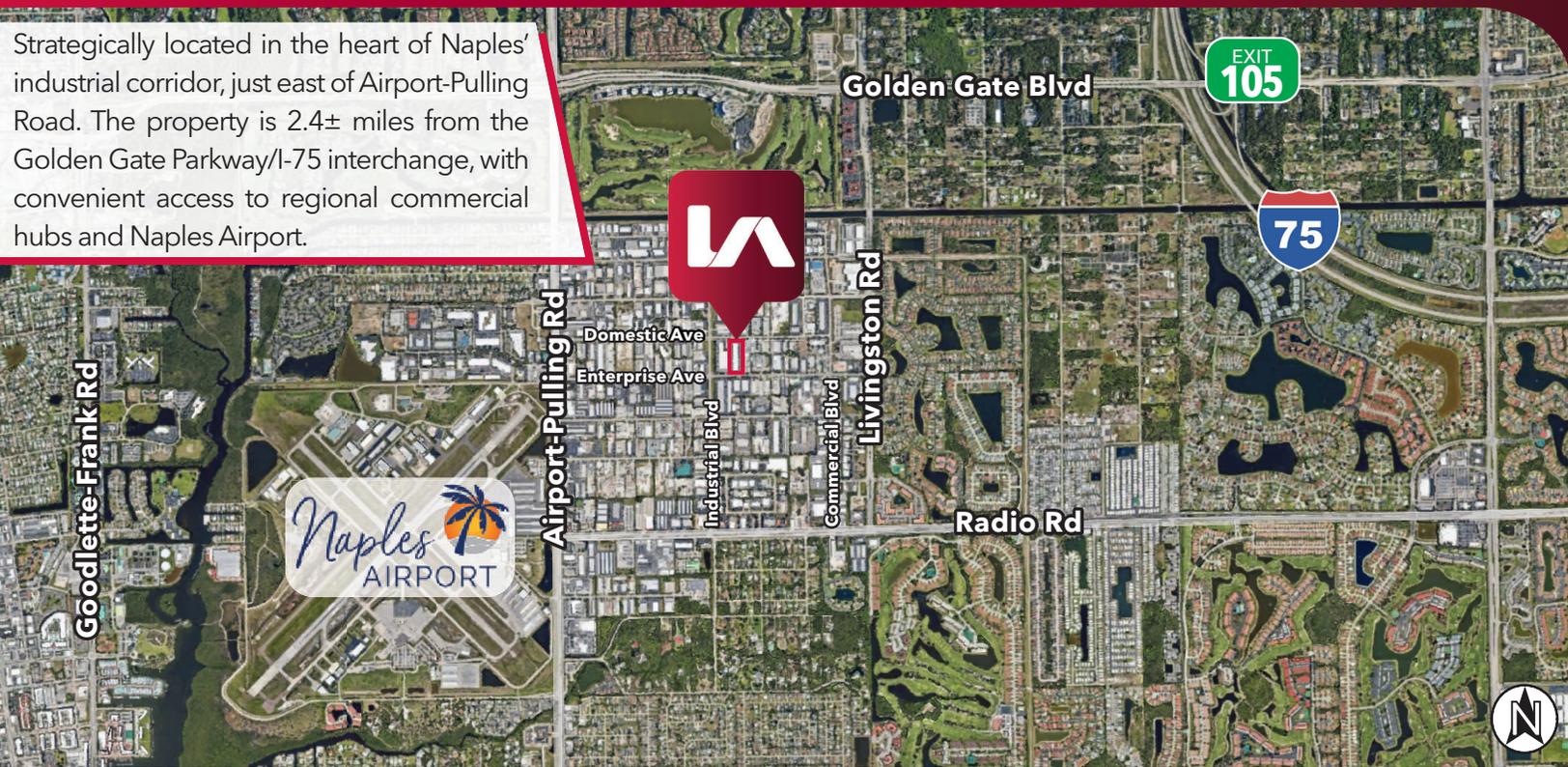
- Seven (7) Dock High Doors
- Loading Ramp on East Side
- Straight Job Loading Docks on West Side
- Fully Air-Conditioned Warehouse Space
- Owner Willing to Build-out Office with a Long-term Lease

LEASE DETAILS

UNIT	K
SIZE (SF)	2,500-7,500 SF
LEASE RATE (PSF)	\$12.00
OPEX (PSF)	\$6.06

**3 MONTHS
FREE RENT
ON 5-YEAR
LEASE!**

Strategically located in the heart of Naples' industrial corridor, just east of Airport-Pulling Road. The property is 2.4± miles from the Golden Gate Parkway/I-75 interchange, with convenient access to regional commercial hubs and Naples Airport.



LEASED AVAILABLE



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