

4227 ENTERPRISE AVE
NAPLES, FL 34104



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 E: 2,350± SF
Unit K: 2,500-7,500± SF

LEASE RATE

Unit E: \$17.00/SF NNN
Unit K: \$14.00/SF NNN

ZONING

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

**LEE &
ASSOCIATES**
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

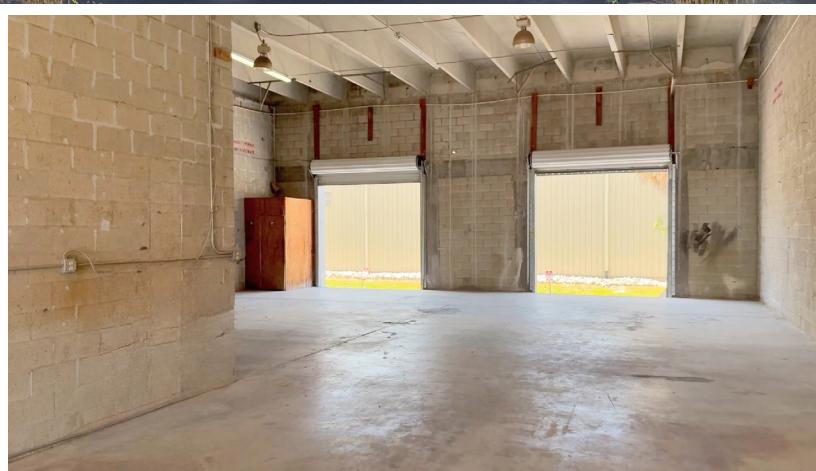
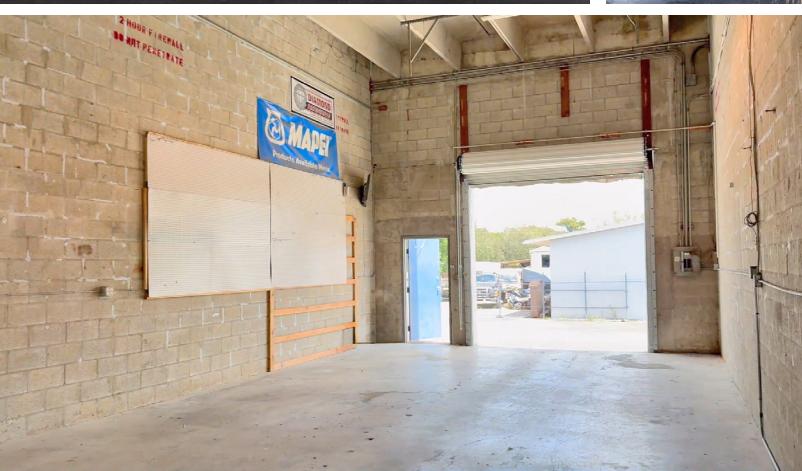
12/30/25



EAST SIDE



WEST SIDE



UNITE
2,350± SF

PROPERTY HIGHLIGHTS

- Three (3) Dock High Doors
- Loading Ramp on East Side
- Straight Job Loading Docks on West Side

LEASE DETAILS

UNIT	E
SIZE (SF)	2,350
LEASE RATE (PSF)	\$17.00
MONTHLY BASE RENT	\$3,329.17
OPEX (PSF)	\$6.83
MONTHLY OPEX	\$1,337.54
TOTAL MONTHLY RENT	\$4,666.71



EAST SIDE



WEST SIDE



UNIT K

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

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

LEASE DETAILS

UNIT

K

SIZE (SF)

2,500-7,500 SF

LEASE RATE (PSF)

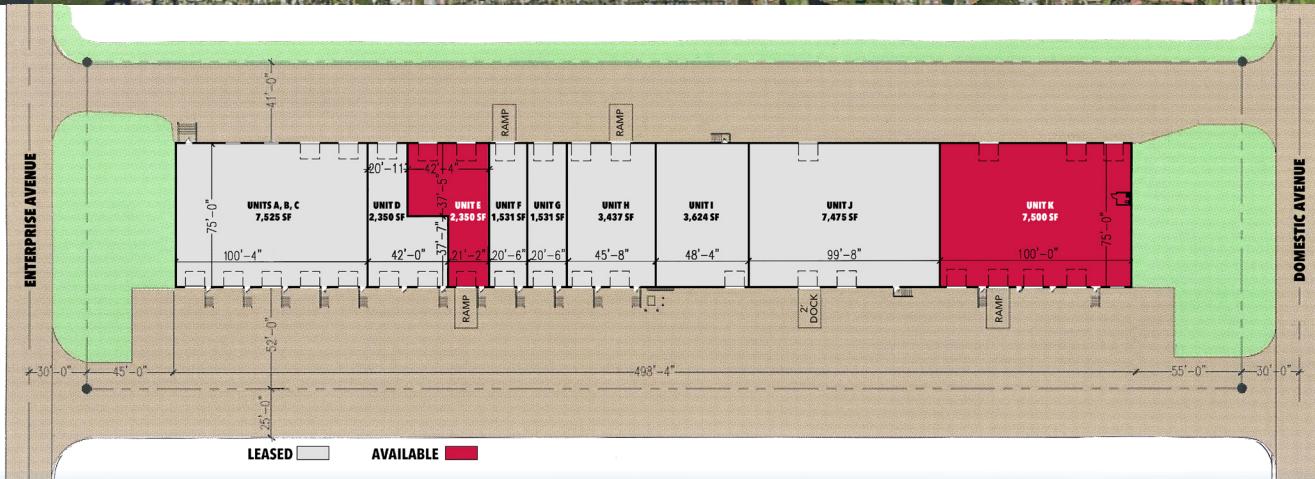
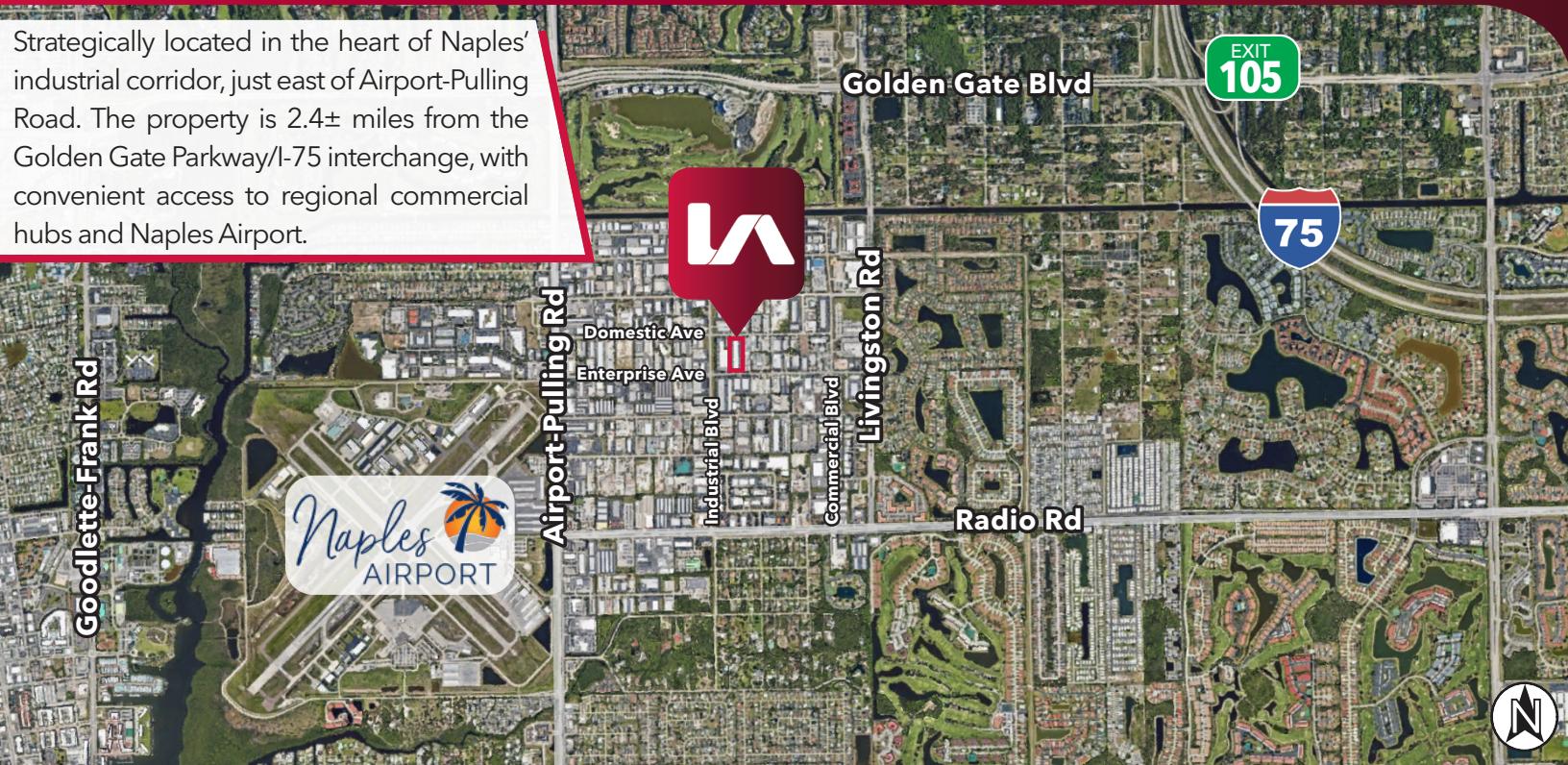
\$14.00

OPEX (PSF)

\$6.83

4227 ENTERPRISE AVE, NAPLES, FL 34104

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.



YOUR LOCAL MARKET EXPERT

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

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