

4227 ENTERPRISE AVE
NAPLES, FL 34104

**UNIT
D**

1ST YEAR LEASING INCENTIVES

AVAILABLE WITH 5-YEAR LEASE

**DISCOUNTED
RATE UNTIL
AUGUST 15th!**

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 SPACES

Unit D:
2,350± SF

LEASE RATES

Unit D:
\$14.00 ~~17.00~~/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



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

UNIT D
2,350± SF

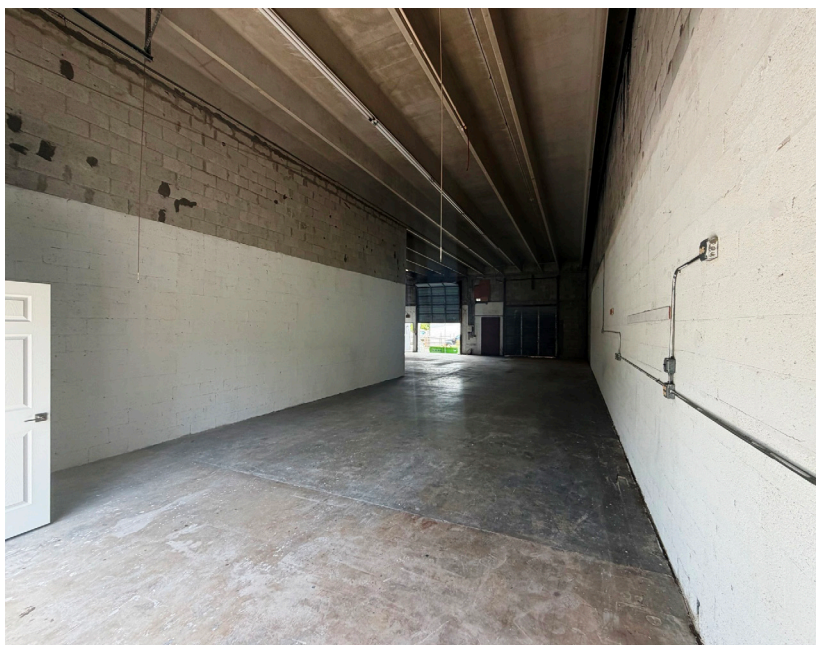
PROPERTY HIGHLIGHTS

- One (1) Private Office
- Three (3) Dock High Doors
- Straight Job Loading Docks on Both the East & West Side
- One (1) Restroom
- Fully Air-Conditioned Warehouse Space

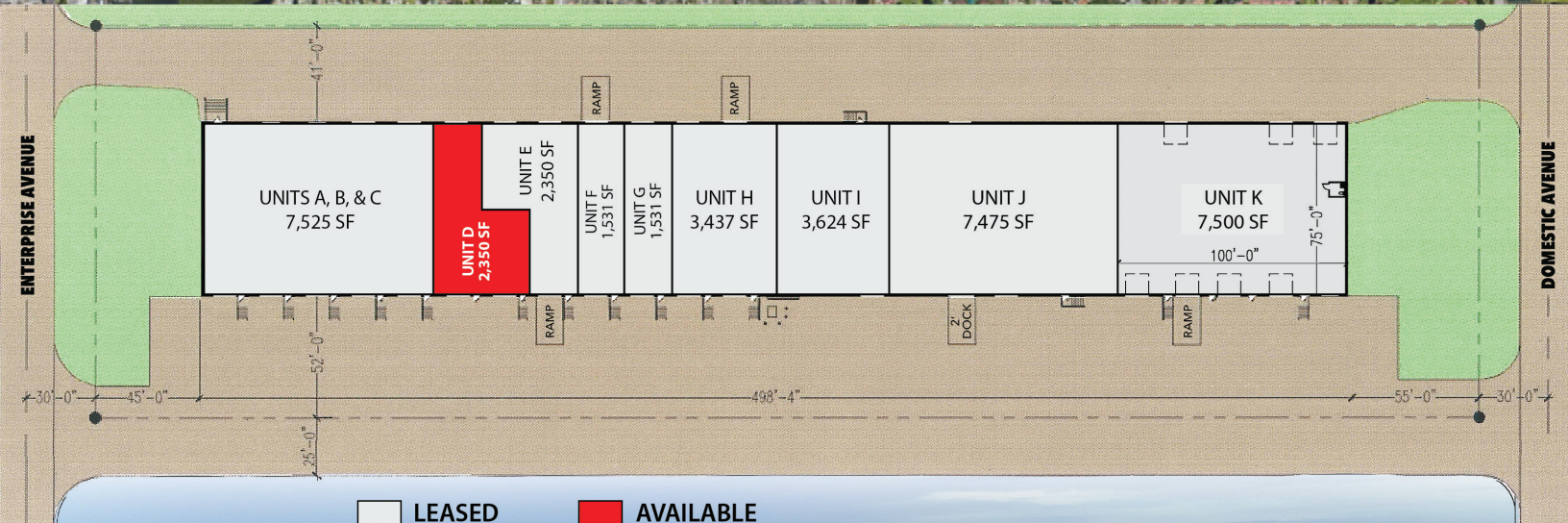
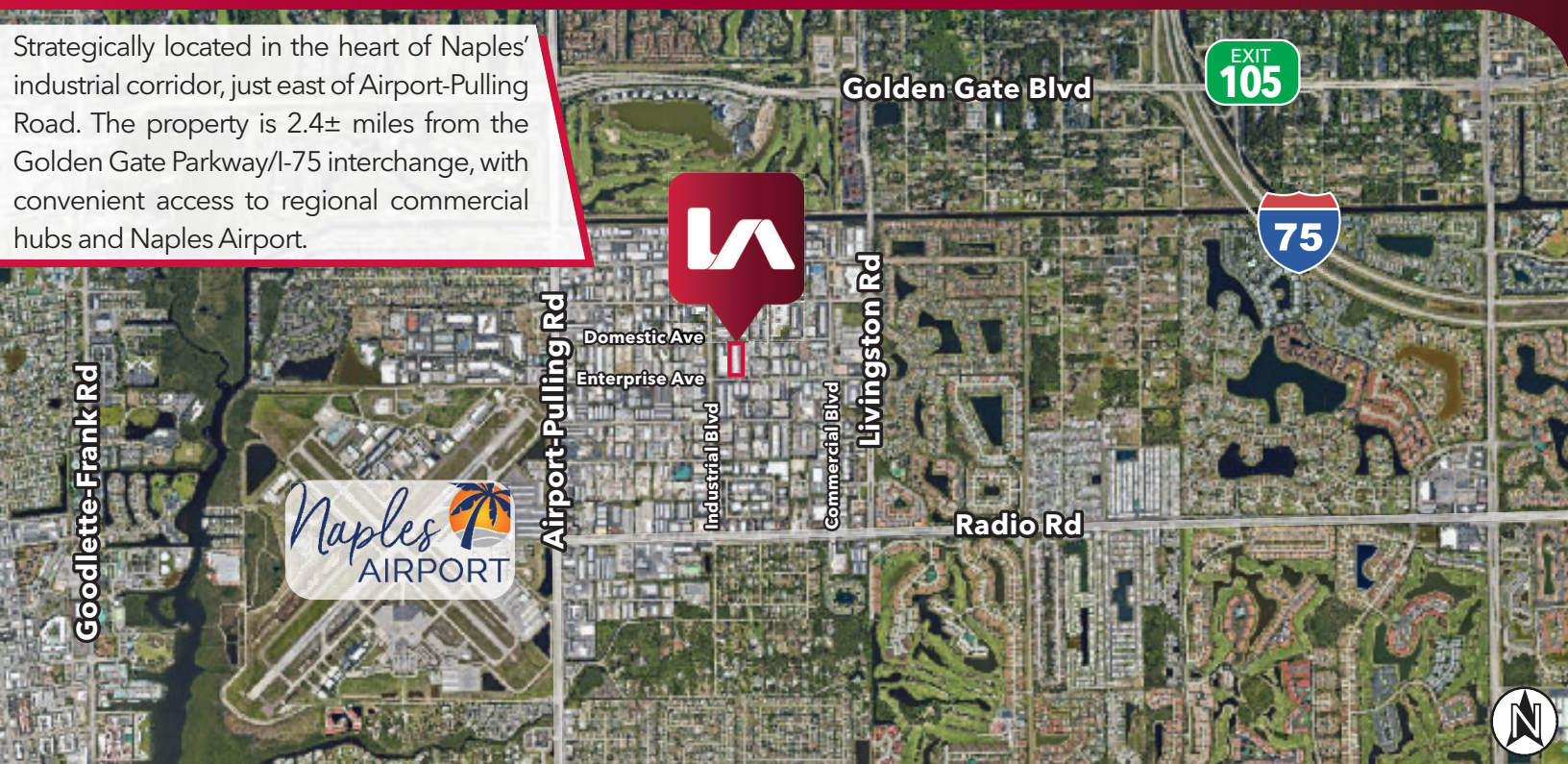
LEASE DETAILS

UNTIL 8/15

UNIT	D	SPECIAL RATE!
SIZE (SF)	2,350	2,350
LEASE RATE (PSF)	\$17.00	\$14.00
MONTHLY BASE RENT	\$3,329.17	\$2,741.67
OPEX (PSF)	\$6.06	\$6.06
MONTHLY OPEX	\$1,186.75	\$1,186.75
MONTHLY TOTAL	\$4,515.92	\$3,928.42



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.



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