

ENTERPRISE BUSINESS CENTER

10971 Enterprise Ave
Bonita Springs, FL 34135



FOR LEASE



INFORMATION

Lease Rate:	\$22.00 / SF
Available SF:	5,983 - 11,966 SF
Lease Type:	NNN
Construction Type:	Concrete Block
Clear Height:	26'
Bay Doors:	Six - 14'x14' doors
Delivery:	Q2-Q3 2025
Zoning:	IL

OVERVIEW

KOVA Commercial Group is pleased to present the Enterprise Business Center in Bonita Springs, FL, a standalone industrial property that sets itself apart. Rarely available fenced outdoor storage, paired with new concrete block construction, this location offers a unique opportunity for businesses seeking flexibility and convenience. Positioned for optimal accessibility, the property is in close proximity to I-75, Old 41, US-41, and Imperial/Livingston Parkway, creating a strategic nexus between Naples, Bonita Springs and Fort Myers. With 1,758 SF of office space and 4,225 SF of warehouse the Enterprise Business Center accommodates a range of industrial uses, while the expansive outdoor storage area enhances operational adaptability.

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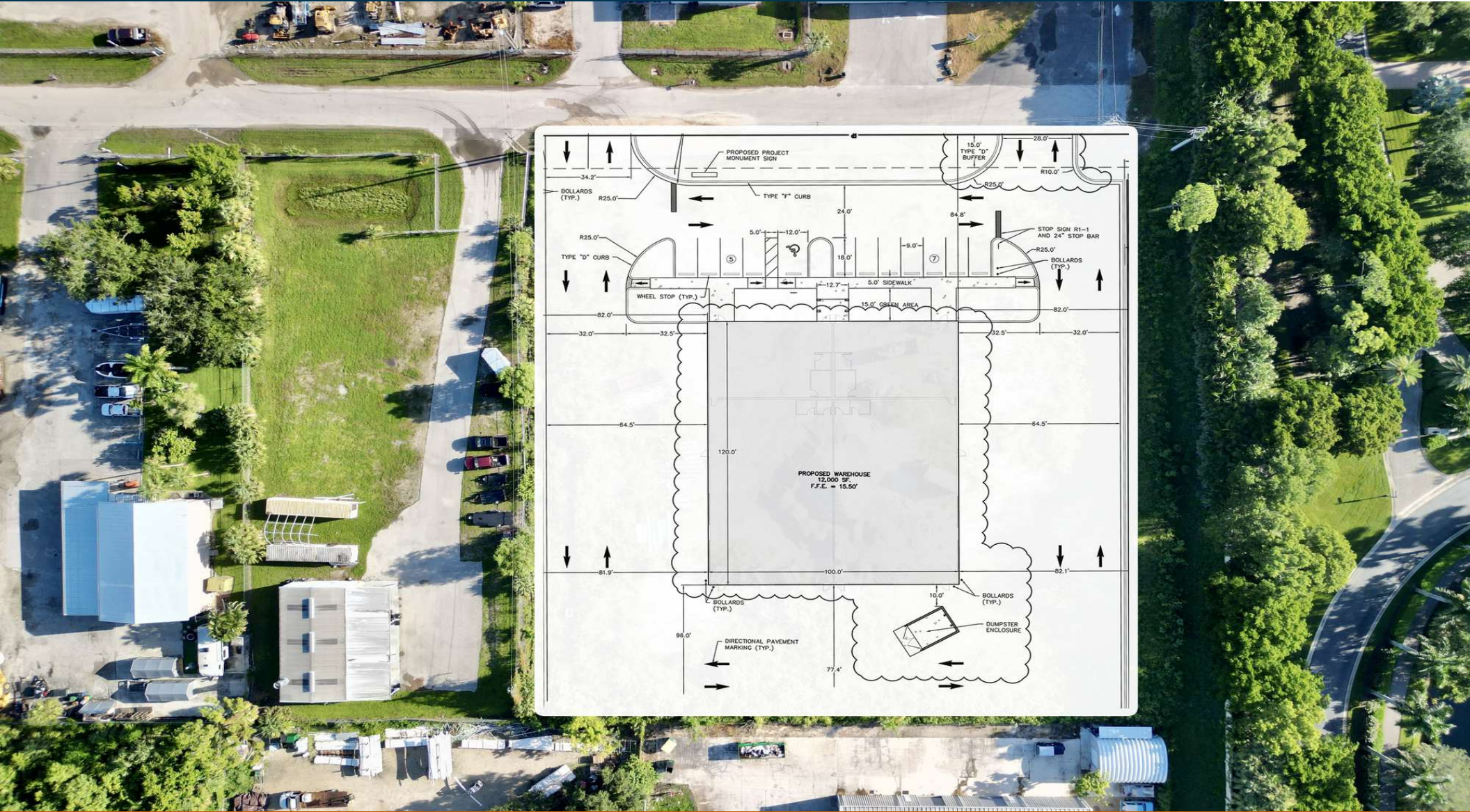
9130 Galleria Court, Suite 100 | Naples, FL 34109
239.261.2627

www.kovacg.com

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WINDOW SCHEDULE										
KEY	SIZE	TYPE	OPENING SIZE	MANUFACTURER	MODEL OR SERIES	ACTUAL APPLIED WIND PRESSURES	WIND HAZ. DESIGN PRESSURES	IMPACT PROTECTION TYPE OF OPENING	INSTALLATION NOTES	STATE OF FLORIDA PROJECT APPROVAL NUMBER
(A)	3094	FD	30X27	YKK-AP	YKK 225 T3H	4	343 -08.2	10 -40	SLAZINE	SEE US (FLR70)
(B)	1944	FD	20X27	YKK-AP	YKK 225 T3H	4	343 -08.2	10 -40	SLAZINE	SEE US (FLR70)
(C)	1944	FD	30X27	YKK-AP	YKK 225 T3H	4	343 -08.2	10 -40	SLAZINE	SEE US (FLR70)
(D)	8054	FD	80X64	YKK-AP	YKK 225 T3H	4	342 -08.1	10 -40	SLAZINE	SEE US (FLR70)
(E)	8844	FD	80X27	YKK-AP	YKK 225 T3H	4	42 -08.1	10 -40	SLAZINE	SEE US (FLR70)

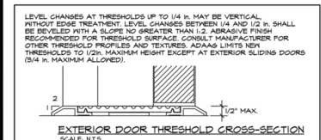
EXTERIOR DOOR SCHEDULE										
KEY	SIZE	TYPE	OPENING SIZE	MANUFACTURER	MODEL OR SERIES	ACTUAL APPLIED WIND PRESSURES	WIND HAZ. DESIGN PRESSURES	IMPACT PROTECTION TYPE OF OPENING	INSTALLATION NOTES	STATE OF FLORIDA PROJECT APPROVAL NUMBER
(1)	3030	SR90	80X64	STEELGRIP	SR90	4	42 -08.1	60 -40	SLAZINE	SEE US (FLR84)
(2)	3030	SR90	80X64	STEELGRIP	SR90	4	42 -08.1	60 -40	SLAZINE	SEE US (FLR84)
(3)	14040	CH80	160X160	RAYNOR	BELMARK	4	434.0 -08.2	447.3 -47.3	SLAZINE	SEE US (FLR32.4)

ROOF COVERING MATERIAL			
MATERIAL	MANUFACTURER	APPROVED MODEL, SERIES, OR DESIGNATION	STATE OF FLORIDA PROJECT APPROVAL NUMBER
METAL ROOFING	DYNAMIC METALS	BY CRIMP 26 GA. "SALVADORE"	FL21484.2D
ROOF UNDERLAYMENT	GAF	STORMGUARD FILM-SURFACED LEAK BARRIER	FL10626.1

IMPACT RESISTANT COVERING MATERIAL			
TYPE	MANUFACTURER	APPROVED MODEL, STYLE, OR DESIGNATION	STATE OF FLORIDA PROJECT APPROVAL NUMBER
SLAZINE	NA	NA	

SOFFIT COVERING MATERIAL			
TYPE	MANUFACTURER	APPROVED MODEL, STYLE, OR DESIGNATION	STATE OF FLORIDA PROJECT APPROVAL NUMBER
ALUMINUM	ARDEX/KRUE PRODUCTS	STANDARD PANEL	FL3941

INTERIOR WALLS AND CEILING FINISHES REQUIREMENTS
EXIT ACCESS CORRIDORS AND OTHER ENTRWAYS = CLASS B.
ROOMS IN ENCLOSED SPACES = CLASS C.



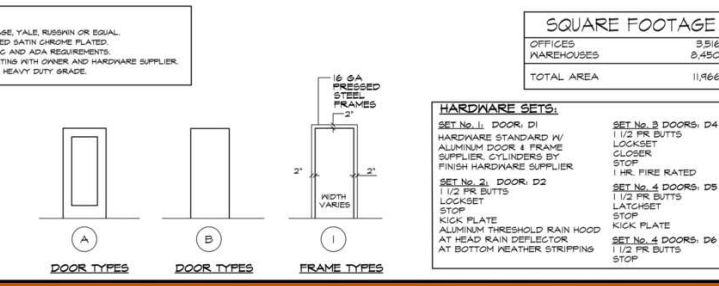
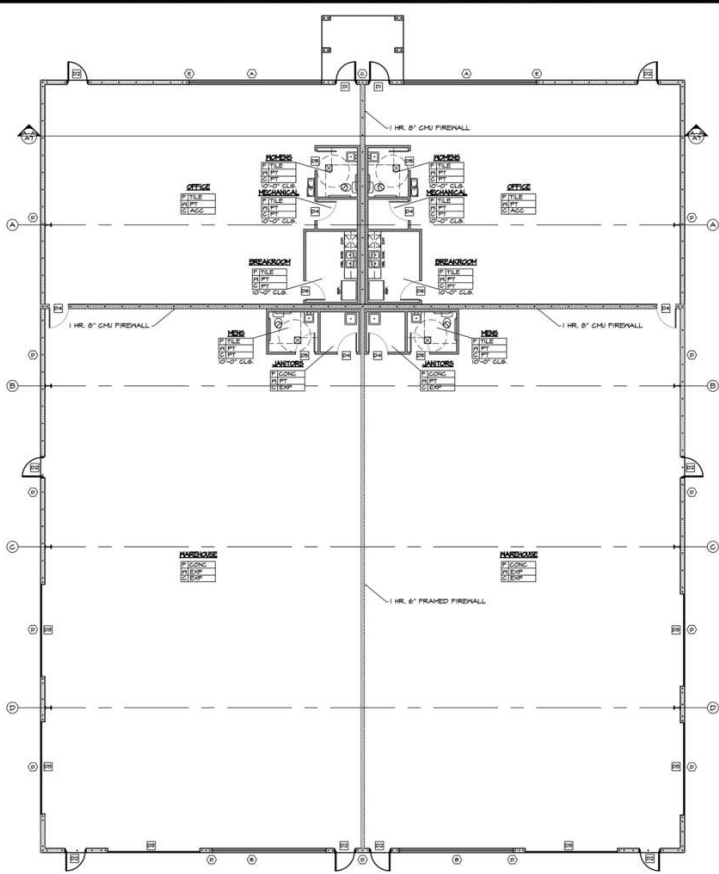
DOOR HARDWARE NOTE:
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPENING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TRUSTING OF THE PRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND LEVERED HANDLES ARE ACCEPTABLE. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES (1219MM) ABOVE FINISH FLOOR.

HARDWARE
1. FINISH HARDWARE SHALL BE SCLASH, YALE, RUSSELL OR EQUAL.
2. HARDWARE FINISH SHALL BE BRUSHED SATIN CHROME PLATED.
3. HARDWARE SHALL CONFORM TO IFGC AND ADA REQUIREMENTS.
4. KEYING SHALL BE DECIDED AT MEETING WITH OWNER AND HARDWARE SUPPLIER.
5. HARDWARE SHALL BE COMMERCIAL HEAVY DUTY GRADE.

SUPPLEMENTAL DOOR SCHEDULE					FRAME SCHEDULE					
NO.	SIZE	DOOR MAT.	DOOR TYPE	REMARKS	FRAME MAT.	FRAME TYPE	HOVE SET	REMARKS		
D1	3'-0" X 7'-0" X 1/2"	ALUM.	A		ALUM.	1	1			
D2	3'-0" X 7'-0" X 1/2"	FIBER	B		COORP	2	2			
D3	14'-0" X 14'-0" X 1/2"	FDSC	B		FD	3	3	1 HR. FIRE RATED		
D4	3'-0" X 7'-0" X 1/2"	FDSC	B		FD	4	4			

DOOR ABBREVIATIONS:
FDSC = FIBERGLASS CORE SEE NOTES
ALUM = ALUMINUM & 1/4" TEMPERED GLASS - SEE NOTES
FIBER = HOLLOW METAL - SEE NOTES
FD = FIBERGLASS - SEE NOTES
COORP = COMPOSITE - SEE NOTES
FD = WOOD FRAME

NOTE:
ALL FIRE RATED DOORS TO HAVE FIRE RATED HARDWARE AND SELF CLOSERS



SQUARE FOOTAGE	
OFFICES	3,516
WAREHOUSES	8,450
TOTAL AREA	11,966

HARDWARE SETS:
SET No. 1, DOOR, D1
HARDWARE STANDARD W/ ALUMINUM DOOR & FRAME SUPPLIER. CYLINDERS BY FINISH HARDWARE SUPPLIER.
SET No. 2, DOOR, D2
1/2 PR BUTTS
LATCHSET
KICK PLATE
ALUMINUM THRESHOLD RAIN HOOD AT HEAD RAIN DEFLECTOR
AT BOTTOM WEATHER STRIPPING
SET No. 3 DOORS, D4
1 1/2 PR BUTTS
LOCKSET
CLOSER
STOP
1 HR. FIRE RATED
SET No. 4 DOORS, D5
1 1/2 PR BUTTS
LATCHSET
STOP
KICK PLATE
SET No. 4 DOORS, D6
1 1/2 PR BUTTS
STOP

ROOM FINISHES

FLOORS:
FLOOR - F CARPET
WALLS - W FT
CEILING - C ACC

SYMBOLS

FLOORS:
TILE = OWNER SELECTED 12X24 CERAMIC TILE
CONC = CONCRETE WITH SEALER & HARDENER
CARPET = OWNER SELECT COMMERCIAL GRADE CARPET.

BASE:
WOOD

WALLS:
PF = PAINTED CONC. BLOCK OR GYPSUM BOARD
AT BLOCK FRAME PLUS 2 COATS EPOXY
AT GYPSUM BOARD 2 COATS EPOXY

CEILING:
FT = PAINTED GYPSUM BOARD 2 COATS LATEX.
ACC = ACoustICAL SUSPENDED GRID, ARMSTRONG
CORTEBA 2x4 GRID
8'-0" A.F.F. UNLESS NOTED.
WD = 1" X 8" T&G WOOD CEILING (1 COAT
LIGHT STAIN 2 COATS POLYURETHANE
2 COATS EPOXY) SEMI GLOSS.

WALL LEGEND:
PROPOSED 6" CMU WALL
PROPOSED 4" LT. GAUGE, STL. NON-DRG. FRAME WALL
PROPOSED 1 HR. FRAMED 1 HR. FIRE WALL
PROPOSED 6" CMU 1 HR. FIRE WALL (PER UL-474)

APPROVED
DATE: SEP 15, 2024
PROJECT: RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES
Dillon
10971 ENTERPRISE AVE, BONITA SPRINGS, FL 34135
SCALE: 1/8" = 1'-0"
DATE: SEPTEMBER 15, 2024
SHEET
A3

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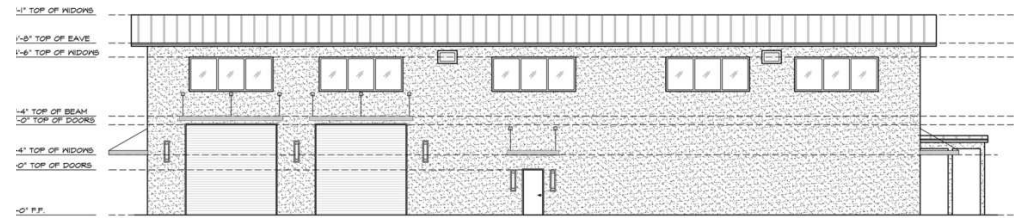
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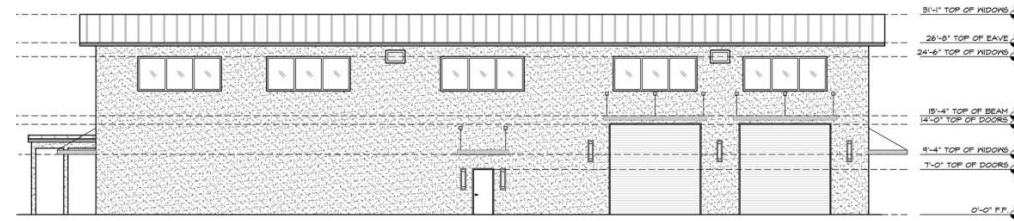
FRONT (NORTH) ELEVATION



RIGHT SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



LEFT SIDE (EAST) ELEVATION

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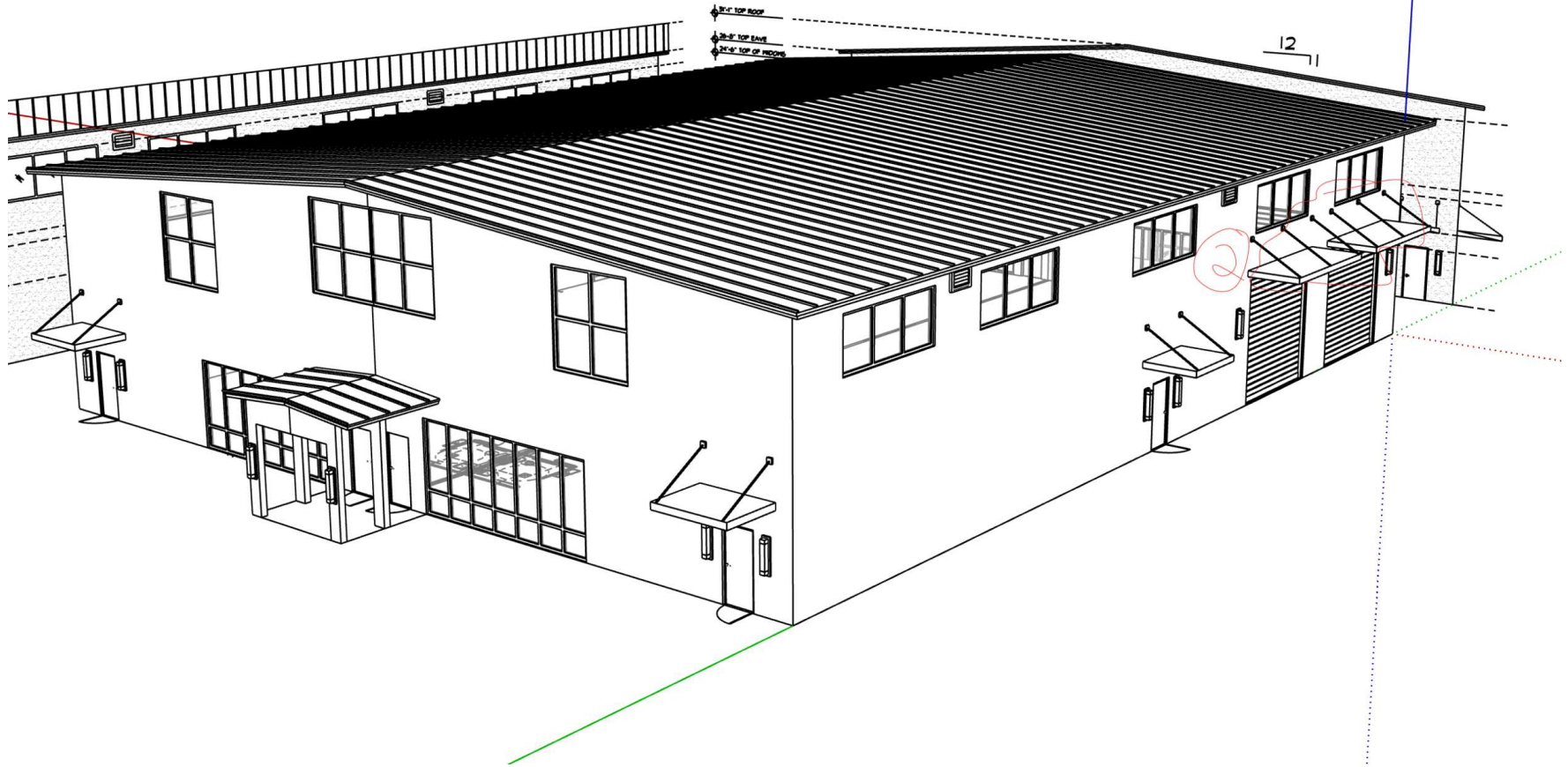
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