

GREYHOUND INDUSTRIAL PARK, BONITA SPRINGS
10951 HARMONY PARK DRIVE, BONITA SPRINGS, FL 34135

FOR LEASE



UNITS 3 AND 4 FOR LEASE

REAR of Building



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**DOWNING-FRYE
REALTY INC.**

PROPERTY SUMMARY



PROPERTY INFO

BASE RENT: \$ 18 - \$ 20 psf NNN
CAM: \$ 3.75
SQ FT AVAILABLE: 5356 - 12,000
FLOOD ZONE: X
ZONING: IL (Industrial Light)

PROPERTY HIGHLIGHTS

- Drive around building
- Currently divided into 4 units
- Fully air-conditioned and sprinklered
- Concrete block construction
- Eight overhead doors from 14-16'
- 28 ft ceilings in warehouse
- Only 1.7 miles to I-75 Exit 116
- Ideal for warehousing, distribution, storage, light manufacturing, office

PROPERTY DESCRIPTION

Located in the premier Greyhound Industrial Park off Bonita Beach Road (Exit 116) between I-75 and Old 41, this four-unit, 18,452 SF concrete block warehouse/office property offers a unique flexible square footage advantage. A TENANT can occupy anywhere from 5,356 to 12,000 SF.

Gated at sides and rear, insulated 28' ceilings, fully sprinklered, fully air-conditioned, flexible usage makes this property one to consider.

The IL-zoned property is move-in ready for distribution, light manufacturing, storage, professional office and many other uses.

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AVAILABLE

Unit 3 - 5356 sq ft

Unit 4 - 7190 sq ft



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PHOTOS UNIT 3

4504 SF WAREHOUSE, 852 SF OFFICE



Unit 3 - front - 16 ft overhead door
Drive in delivery



Drive around building - west side



Rear of building - Four 16 ft doors (one is
a drive through) and two 14 ft doors



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PHOTOS UNIT 4



Unit 4 reception, offices



Unit 4 upstairs offices, training center, call center, dispatch, storage
Has a separate entrance from the front and another entrance from warehouse



Unit 4 back 16' overhead doors



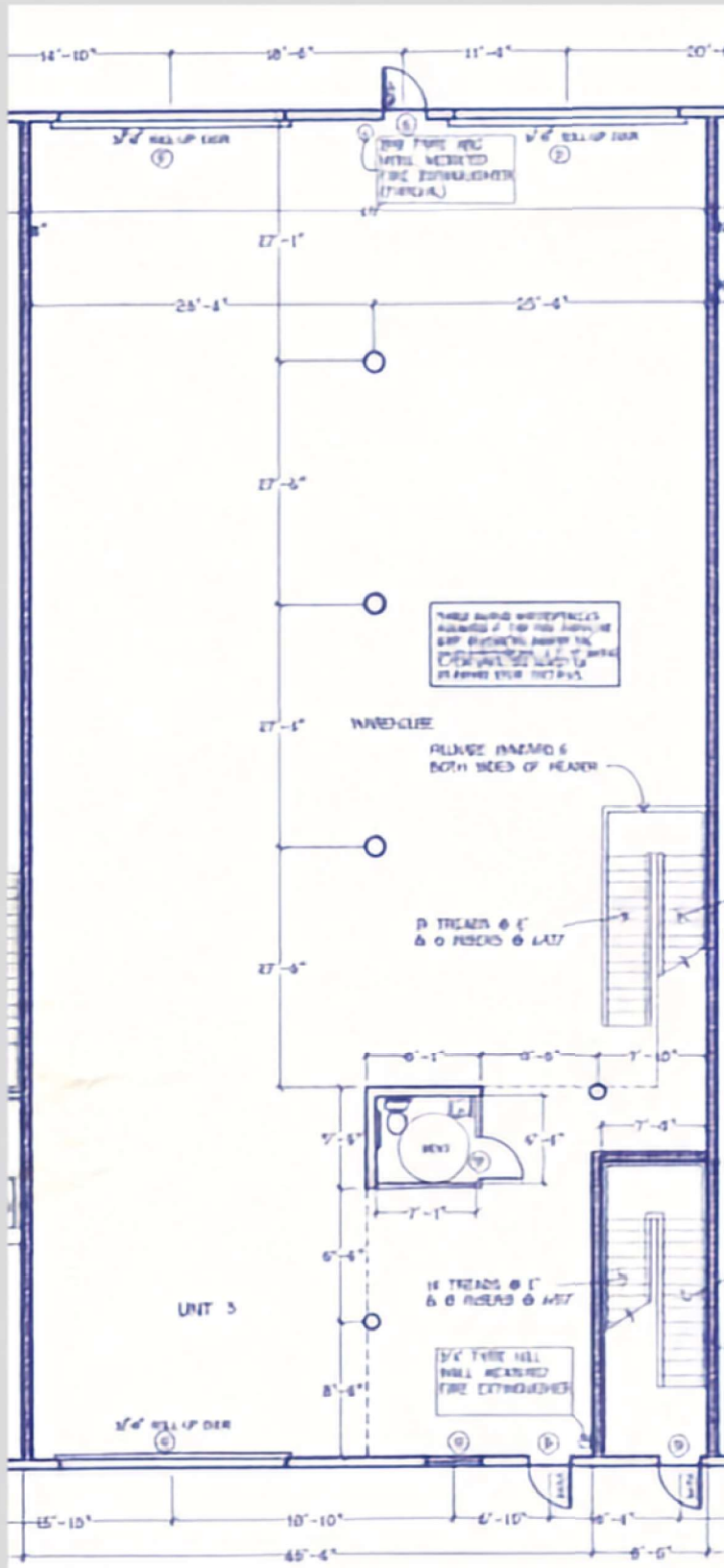
Unit 4 Drive through



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UNIT 3 - 1ST FLOOR



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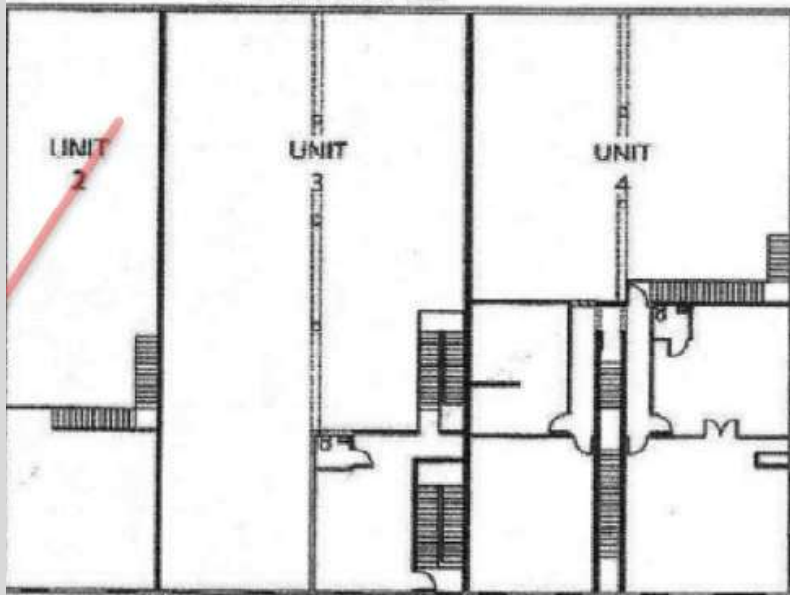


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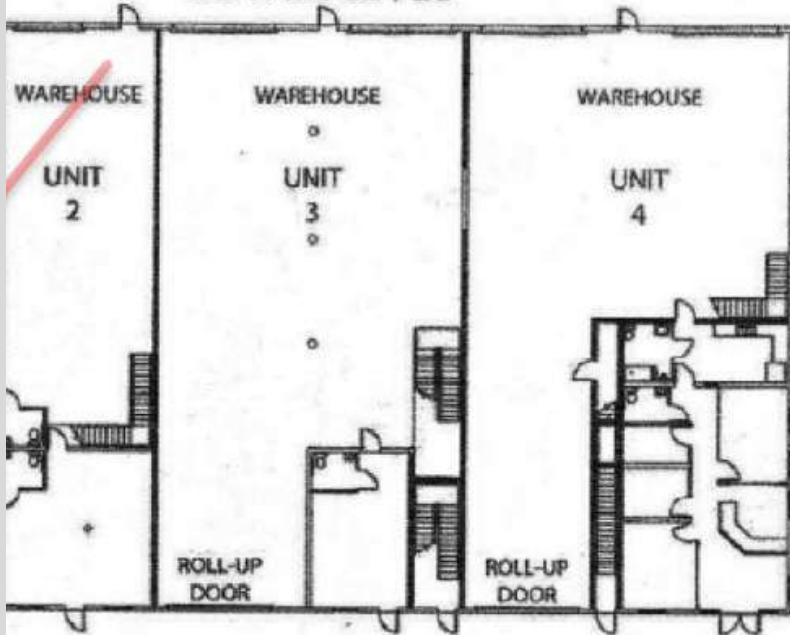
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UNIT SUMMARY

UPPER LEVEL



LOWER LEVEL



BUILDING SUMMARY

UNIT 1	
1ST FLOOR OFFICE	654 SF
WAREHOUSE	1,746 SF
OPEN MEZZANINE	626 SF
TOTAL	3,026 SF

LEASED

UNIT 2	
1ST FLOOR OFFICE	641 SF
WAREHOUSE	1,722 SF
OPEN MEZZANINE	626 SF
TOTAL	2,989 SF

UNIT 3	
1ST FLOOR OFFICE	426 SF
2ND FLOOR OFFICE	426 SF
WAREHOUSE	4,504 SF
TOTAL	5,356 SF

UNIT 4	
1ST FLOOR OFFICE	1,514 SF
2ND FLOOR OFFICE	2,230 SF
WAREHOUSE	3,446 SF
TOTAL	7,190 SF
BUILDING TOTAL	18,561 SF



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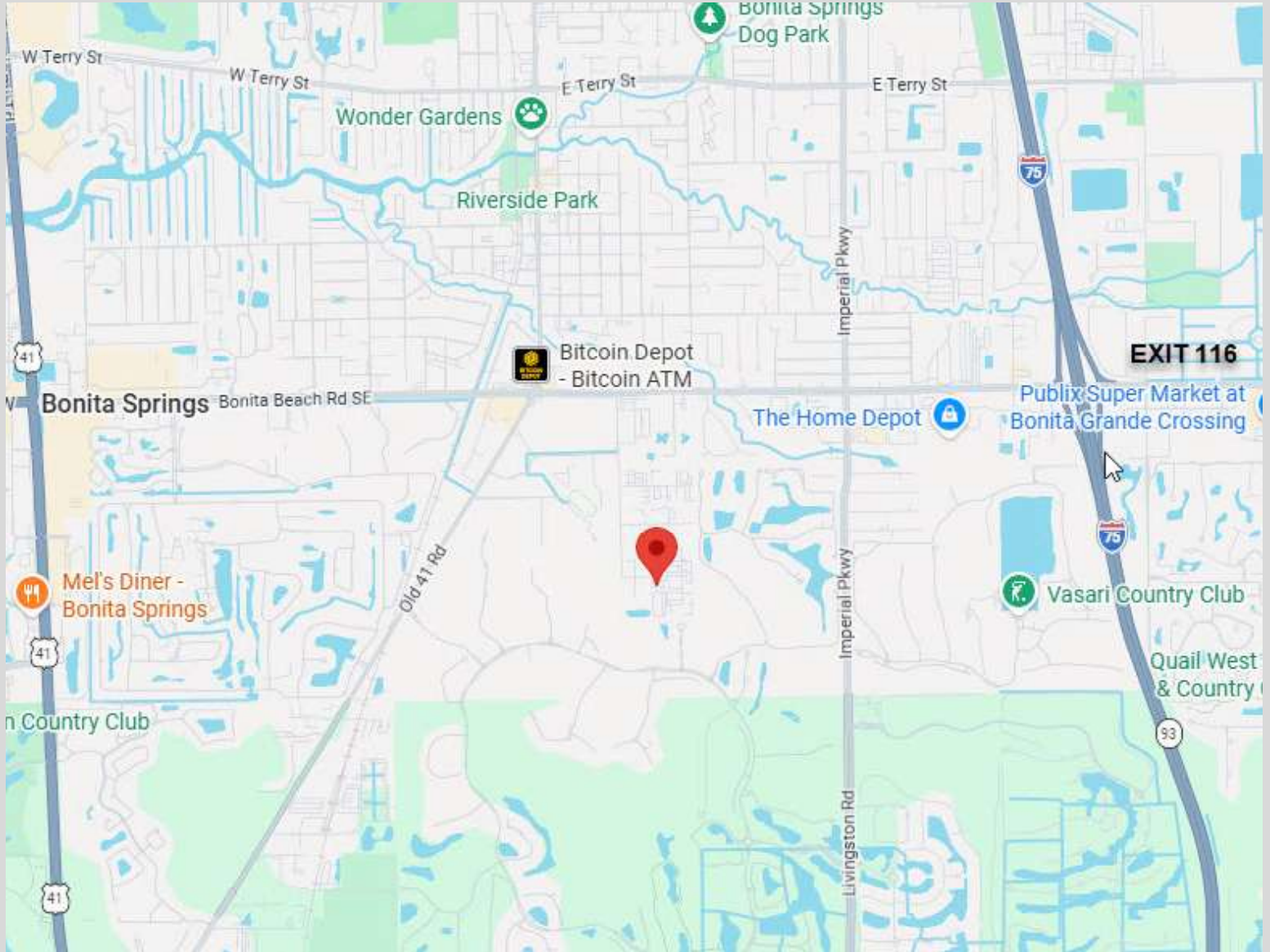
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**DF DOWNING-FRYE
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LOCAL MAP



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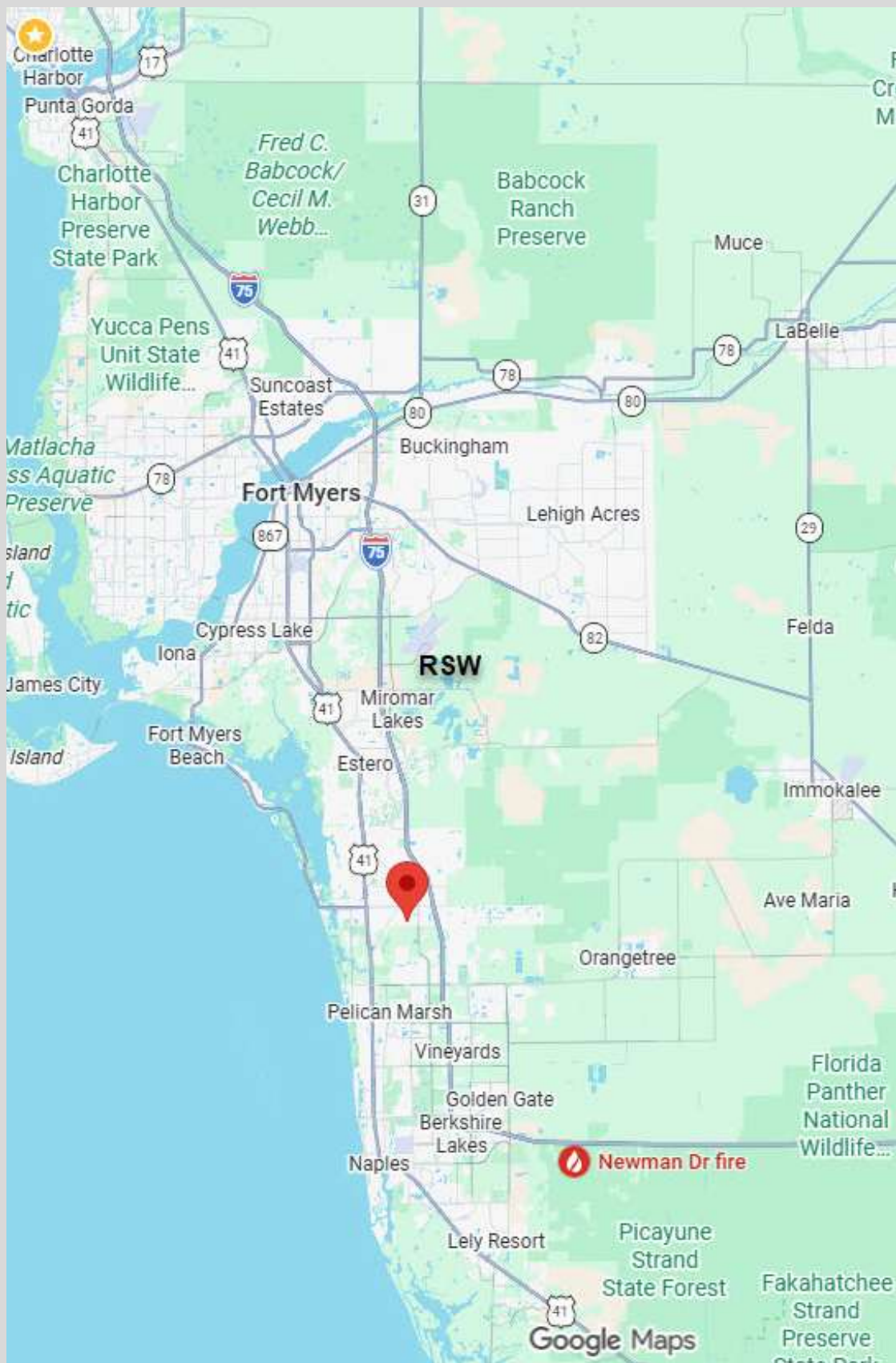
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REGIONAL MAP



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