

FOR LEASE

6,735 SF OFFICE / WAREHOUSE SPACE

4206 ARNOLD AVENUE, NAPLES, FLORIDA 34104



**100% Air
Conditioned
Space!**

- **AVAILABLE:** 6,735 SF
- **LEASE RATE:** \$22.00 / SF Net
- **OPEX:** \$2.94 / SF
+ Utilities & Trash Removal

PROPERTY FEATURES

- 6,735 SF Office / Warehouse Space
- 2,000± SF Office
- 4,735 SF of Warehouse / Laboratory Potential
- Heavy Power with Back-Up Generator In-Place
- 18' Clear Height
- One (1) Grade-Level Door (10' x 14')
- Zoned I (Industrial)



Please Contact:

Brock Rasmussen
Principal

239.209.0458



brasmussen@lee-associates.com

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.

YOUR LOCAL MARKET EXPERT

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



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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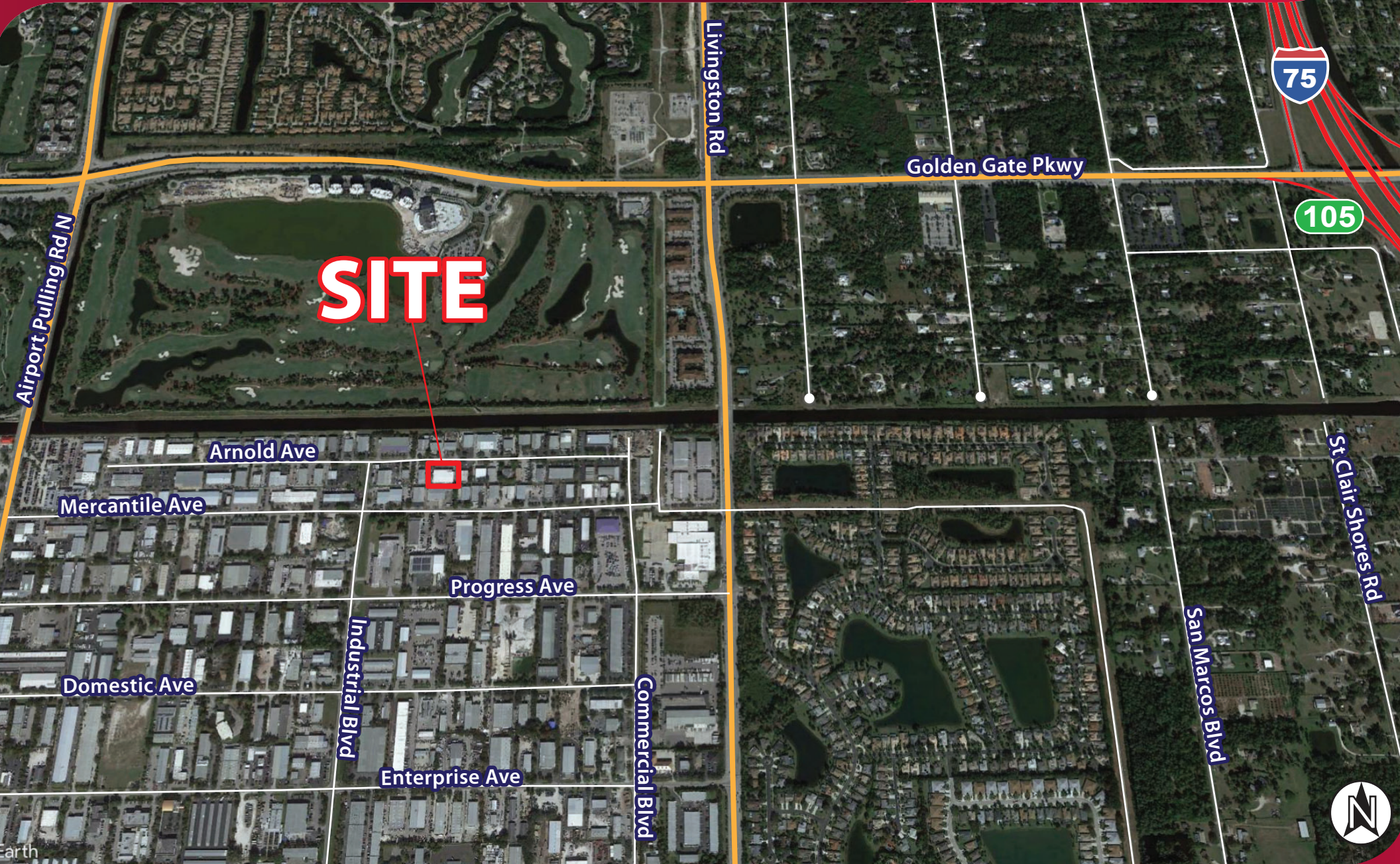
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