



**Investment  
Properties  
Corporation**

**F O R S A L E**

**\$4,195,000**



**1989 Trade Center Way | Naples, FL 34109**



***Climate Controlled Warehouse  
on Prestigious  
Trade Center Way!!***

This industrial zoned property boasts 18'-24' ceilings in the 7,200 SF climate-controlled warehouse. New electrical throughout and new HVAC valued over \$50,000. Parking lot has been recently resurfaced. New exterior paint and lighting. Includes three 14' high doors (5 garage doors total). Front office has 5 private offices, 2 restrooms, and its own smaller +/- 1,200 SF climate-controlled warehouse.

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*Licensed Real Estate Broker*



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**SIZE:** 9,696 SF total  
7,200 SF  
with 420 SF office and climate  
controlled warehouse  
2,496 SF  
with offices, restrooms and climate  
controlled warehouse

**LOT SIZE:** .62 acres  
**YEAR BUILT:** 1995  
**ZONING:** Industrial  
**PARKING:** 14 spaces  
**RE TAXES** (2 units): \$16,710.92  
**CONDO DUES:** \$300/qtr.  
**GARAGE DOORS:** 5 total

1 - 10' X 10'  
3 - 10' X 14'  
1 - 10' X 12'

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