



LSI
COMPANIES

OFFERING MEMORANDUM

28790 SOUTH DIESEL DRIVE

6,899–13,806± SQ. FT. CLIMATE CONTROLLED FLEX SPACE - BONITA SPRINGS, FL

PROPERTY SUMMARY

Property Address: 28790 S. Diesel Drive
Bonita Springs, FL 34135

County: Lee

Property Type: Flex Space

Space Available: Up To 13,806± Sq. Ft. Available
Unit #1: 6,907± Sq. Ft.
Unit #3: 6,899± Sq. Ft.

Total Roll -Up Doors: (5) 12' x 12'

Zoning: Industrial Light (IL)

STRAP Number: 02-48-25-B3-00400.0260

LEASE RATE:
\$17.50 PSF NNN
Est. CAM \$3.54± PSF

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SALES EXECUTIVES



Sawyer Gregory
Sales Associate



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

EXECUTIVE SUMMARY

LSI is pleased to present 28790 S Diesel Drive, a fully air-conditioned flex/industrial building located in the Greyhound Commerce Park in Bonita Springs, Florida.

Unit 1 is available for a total of 6,907± Sq. Ft., and Unit 3 is available for a total of 6,889± Sq. Ft. Each space features a mix of office and warehouse, with the majority comprised of open, air-conditioned warehouse area.

The property offers direct access to I-75 and U.S.-41, both located less than three miles away, and is strategically positioned between Naples and Fort Myers.

Unit #1 is available immediately, while Unit #3 will be available within 30–45 days of lease execution.

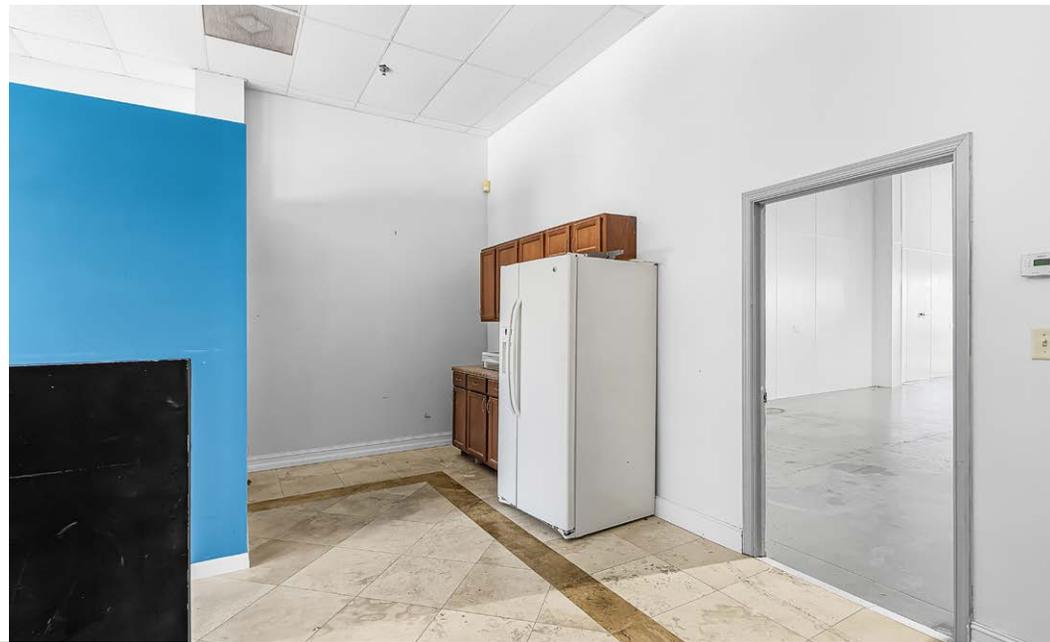
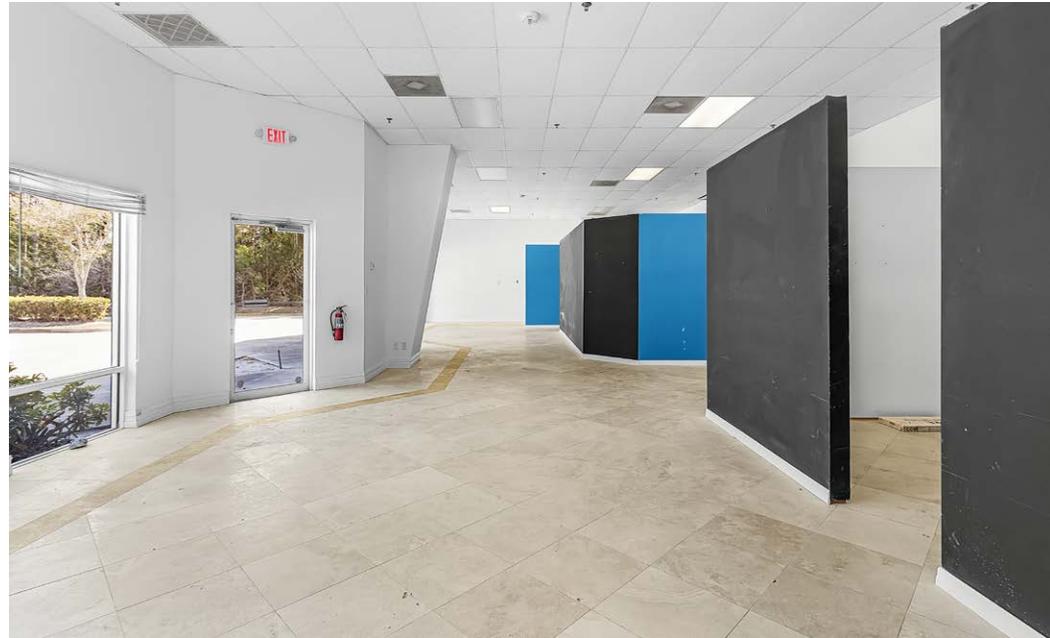


UNIT #1 HIGHLIGHTS

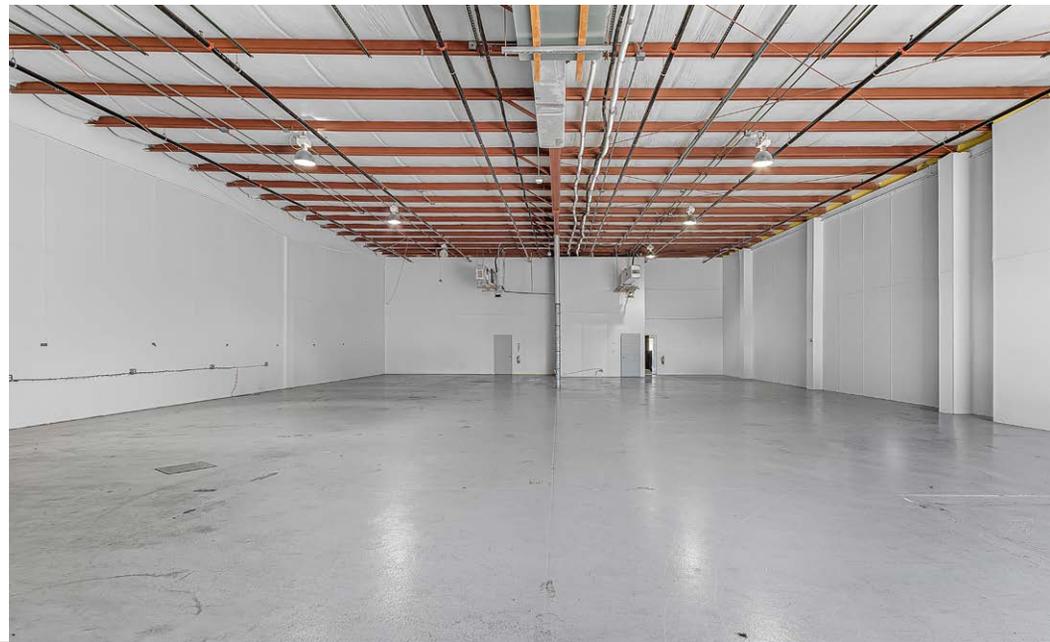
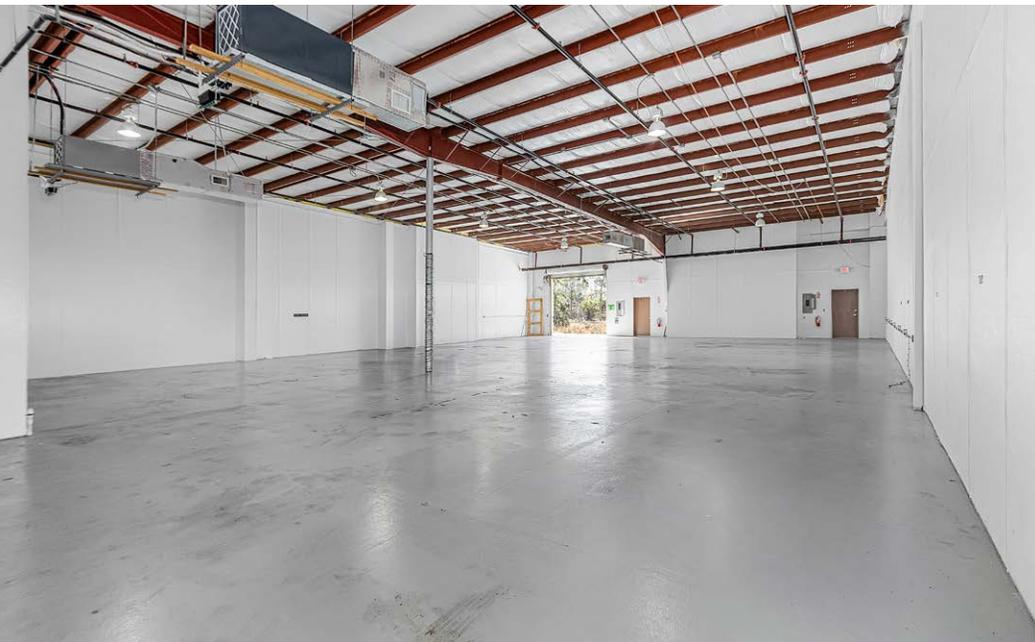
- 6,907± Total Sq. Ft.
- 5,332± Sq. Ft. Warehouse (Fully Air-Conditioned)
- 1,575± Sq. Ft. Office (Fully Air-Conditioned)
- (3) 12 x 12 Roll-Up Doors
- 18' Interior Clear Height
- (2) Restrooms



UNIT #1 INTERIOR



UNIT #1 INTERIOR



UNIT #3 HIGHLIGHTS

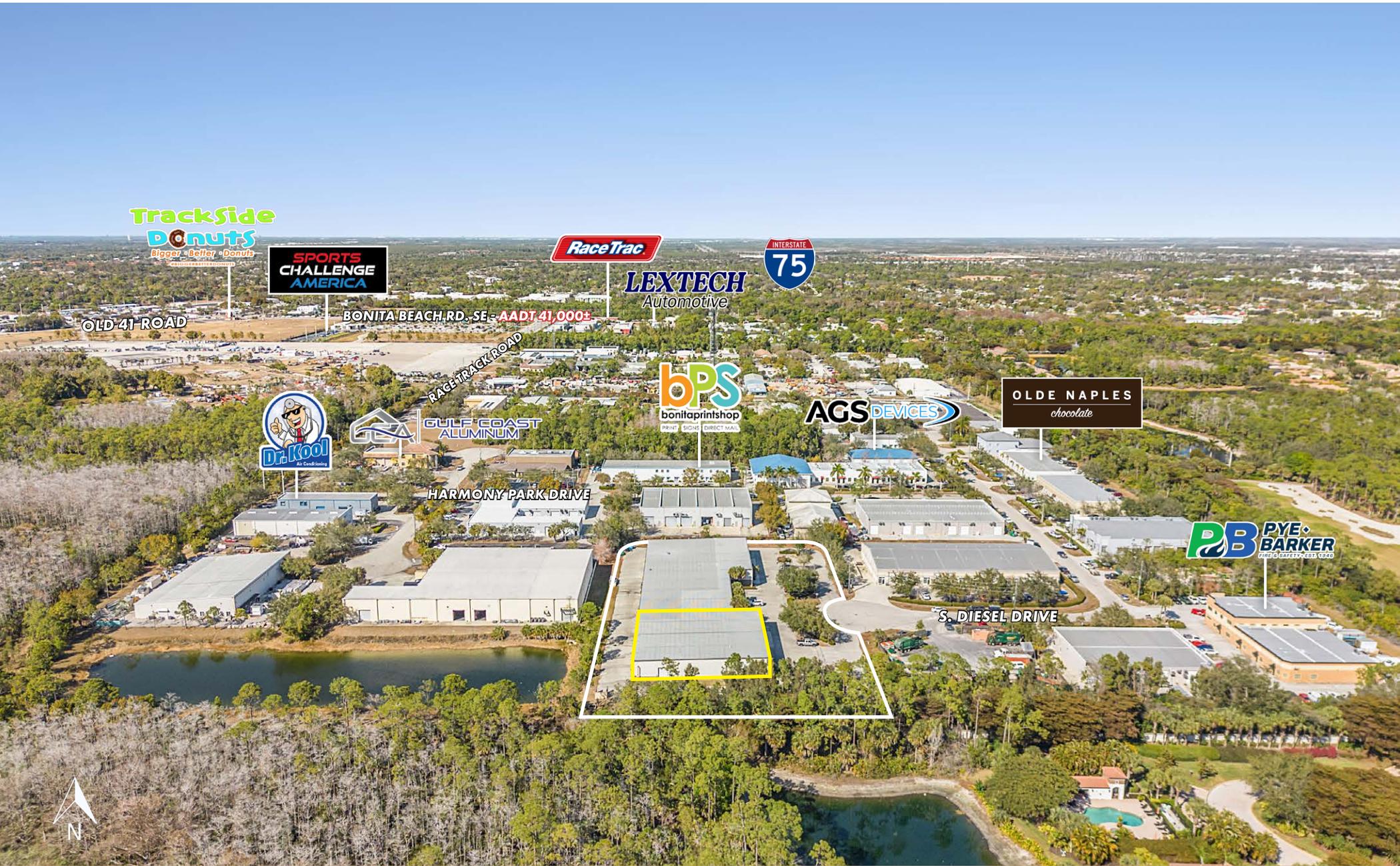
- 6,899± Total Sq. Ft.
- 5,324± Sq. Ft. Warehouse (Fully Air-Conditioned)
- 1,575± Sq. Ft. Office (Fully Air-Conditioned)
- (2) 12 x 12 Roll-Up Doors
- 18' Interior Clear Height
- (2) Restrooms



UNIT #3 INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



INTERSTATE
75

BONITA BEACH RD. SE - AADT 41,000±

HARMONY PARK DRIVE

bPS
bonitaprintshop
PRINT SIGNS DIRECT MAIL

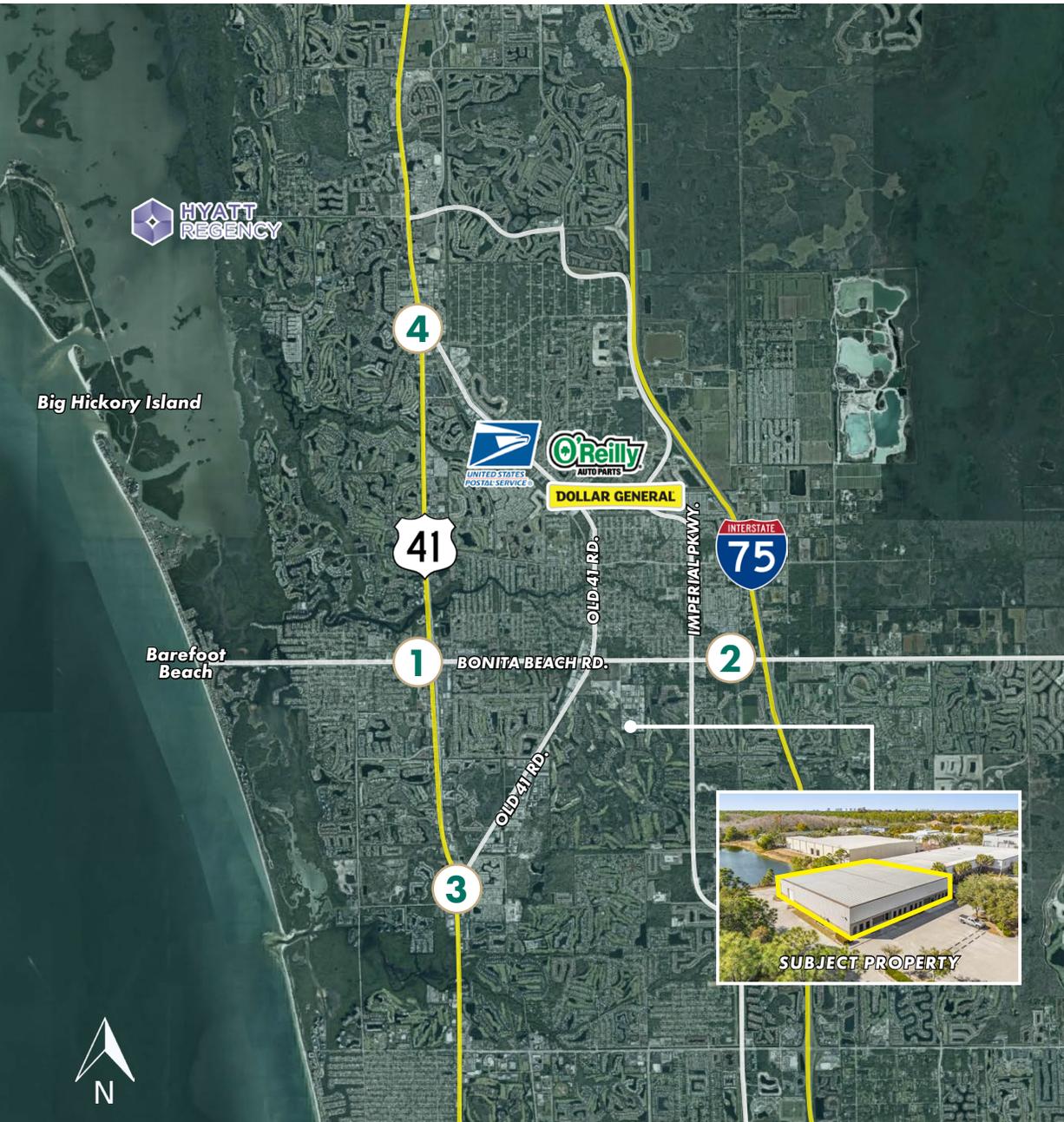
AGS DEVICES

S. DIESEL DRIVE

OLDE NAPLES
chocolate

PB
PYE BARKER
FIRE & SAFETY - EST. 1949

RETAIL MAP



1. THE CENTER OF BONITA SPRINGS



2. BONITA BEACH ROAD (I-75 EXIT 116)



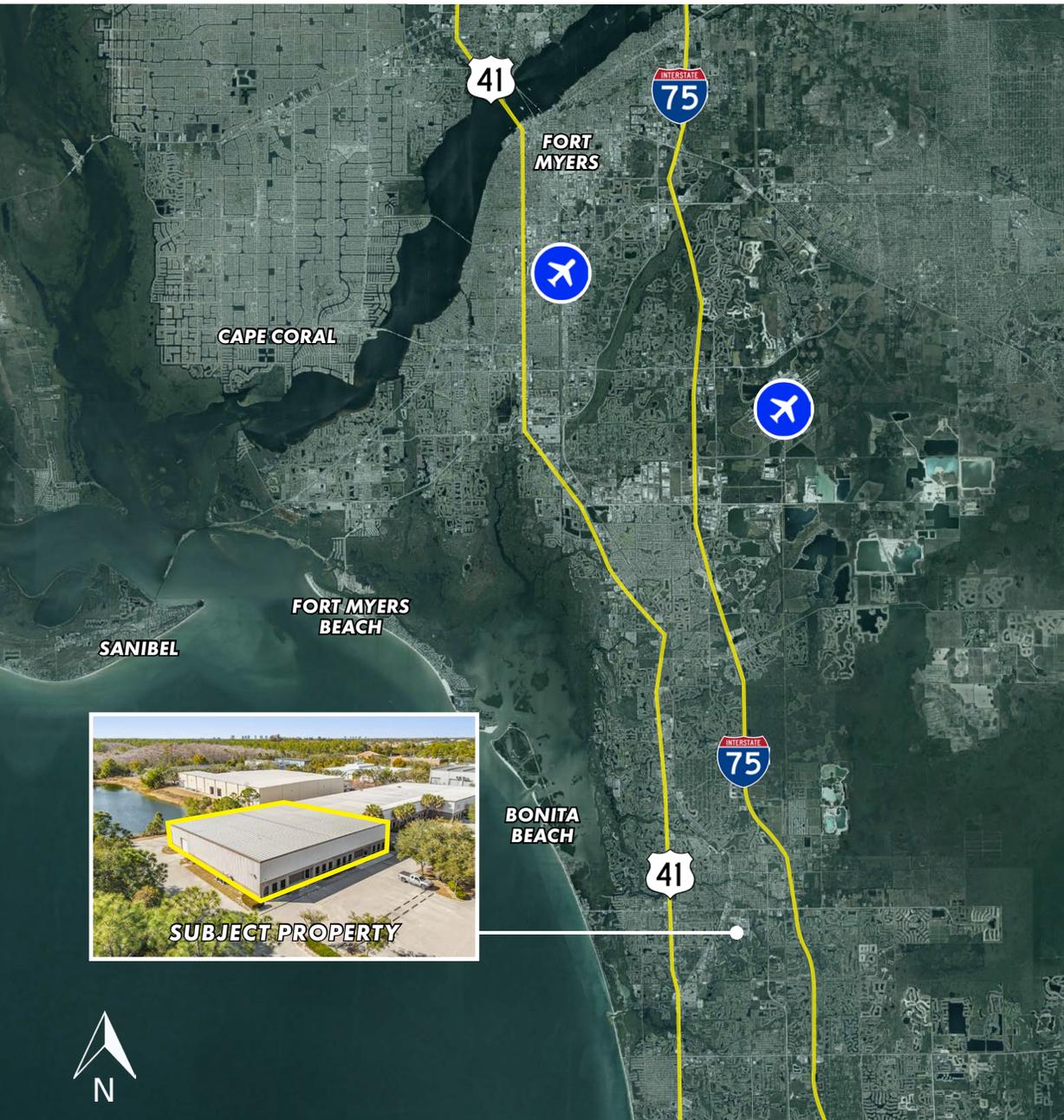
3. GATEWAY SHOPPES NORTH BAY



4. SHOPPES AT PELICAN LANDING



LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



4,120

HOUSEHOLDS



1,814

MEDIAN INCOME



\$94,787

3 MILE RADIUS

POPULATION



49,708

HOUSEHOLDS



22,511

MEDIAN INCOME



\$90,340

5 MILE RADIUS

POPULATION



106,269

HOUSEHOLDS



50,596

MEDIAN INCOME



\$102,089

LOCATION HIGHLIGHTS

- 1.0± miles to Bonita Beach Road
- 1.3± miles to Old 41 Road
- 2.4± miles to I-75
- 2.9± miles to US-41
- 5.4± miles to Immokalee Road



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LIMITATIONS AND DISCLAIMERS

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