4406 ARNOLD AVENUE FOR LEASE





6,000 SF 1st Floor Freestanding Industrial Building with 3 Phase Power

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Investment Properties Corporation of Naples 3838 Tamiami Trail North Suite 402 Naples Florida 34103-3586 Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com Licensed Real Estate Broker

OFFERING SUMMARY

GROSS RENT:	\$18.50 PSF (\$9,250/mo.)
BUILDING SIZE:	6,000 SF (1st floor)
LOT SIZE:	.50 acres 110' X 200'
CONSTRUCTION:	Concrete Block
GARAGE DOOR:	12'W X 14' H
OTHER: • 3 phase power available	

• New roof 2024

- Shared loading zone / parking
- Fenced yard available at additional lease charge
- Tenant pays for proportionate share of electric / water
- Tenant responsible for their own insurance



SALES AGENT



Christine McManus CCIM, SIOR Principal



FOR MORE INFORMATION:

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WWW.IPCNAPLES.COM



Investment Properties Corporation

BUILDING INTERIOR & MAPS











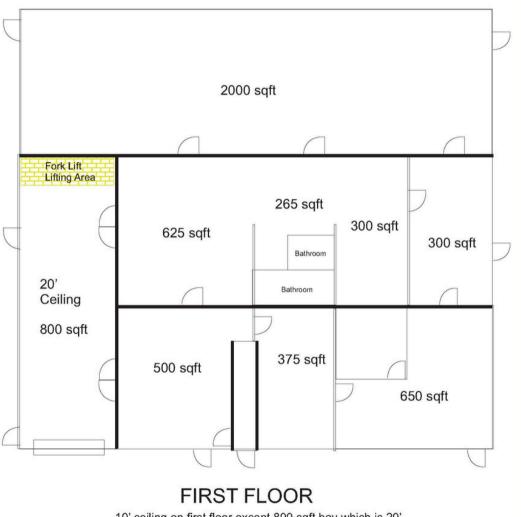




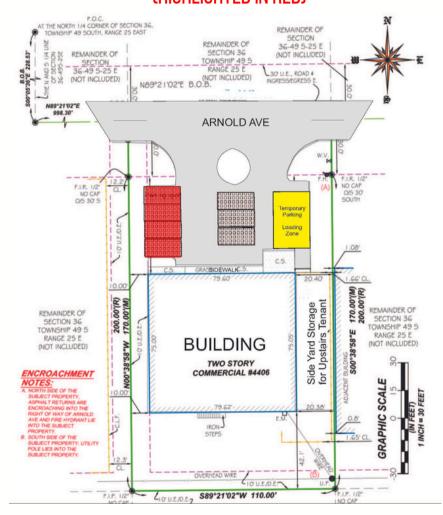


FLOOR PLAN & SITE PLAN

FIRST FLOOR



SITE PLAN SHOWING PARKING (HIGHLIGHTED IN RED)



10' ceiling on first floor except 800 sqft bay which is 20'

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