

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

**FOR SALE**



**18,452 square feet on 1.01 acres FOR SALE**



**Patty McClimans**  
Sr. Commercial Real Estate Advisor  
Cell: (239) 293-4285  
pattymcclimans@gmail.com

**DF DOWNING-FRYE  
REALTY INC.**

# PROPERTY SUMMARY



## PROPERTY INFO

<b>PRICE:</b>	\$ 5,500,000
<b>BUILDING SIZE:</b>	18,452 SQ FT
<b>LOT SIZE:</b>	1.01 ACRES
<b>YEAR BUILT:</b>	2003
<b>ZONING:</b>	IL LIGHT INDUSTRIAL
<b>FLOOD ZONE:</b>	X
<b>2025 PROPERTY TAX:</b>	\$40,948.87

## 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 "grow-as-you-go" advantage. A buyer can occupy anywhere from 3,000 to 15,000 SF for their own operations while leasing the remaining units to generate immediate income. Gated at sides and rear, insulated 28' ceilings, fully sprinklered, fully air-conditioned, flexible usage (and Seller will consider some owner financing) makes this property one to consider.

This flexible footprint allows for seamless future expansion while building long-term wealth through property appreciation. The IL-zoned property is move-in ready for distribution, light manufacturing, storage, professional office and many other uses.

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# UNITS



Unit 1 - 3026 sq ft

Unit 2 - 2939 sq ft

Unit 3 - 5356 sq ft

Unit 4 - 7190 sq ft

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# PHOTOS



Unit 1 warehouse and mezzanine  
Lots of height



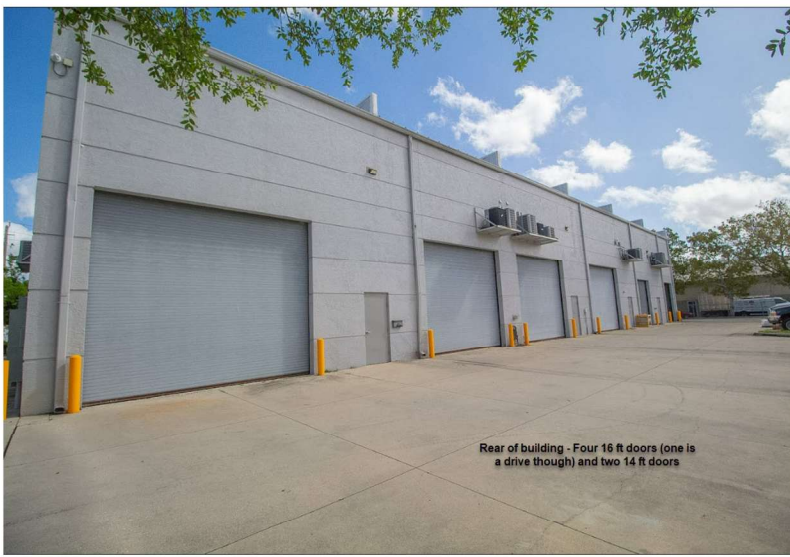
Air conditioned mezzanine Unit 1  
Great for extra storage, training, extra office use



Drive around building - west side



Drive around building - east side



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



Drive around building



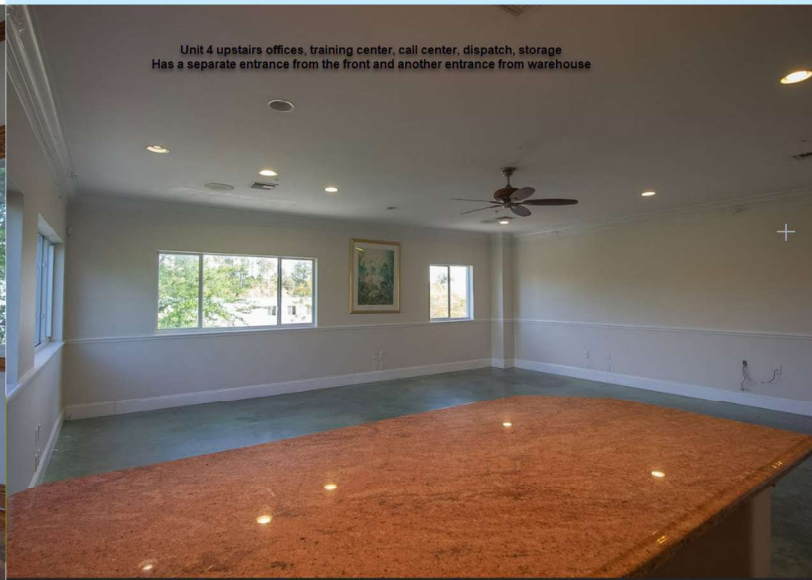
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# PHOTOS UNIT 4



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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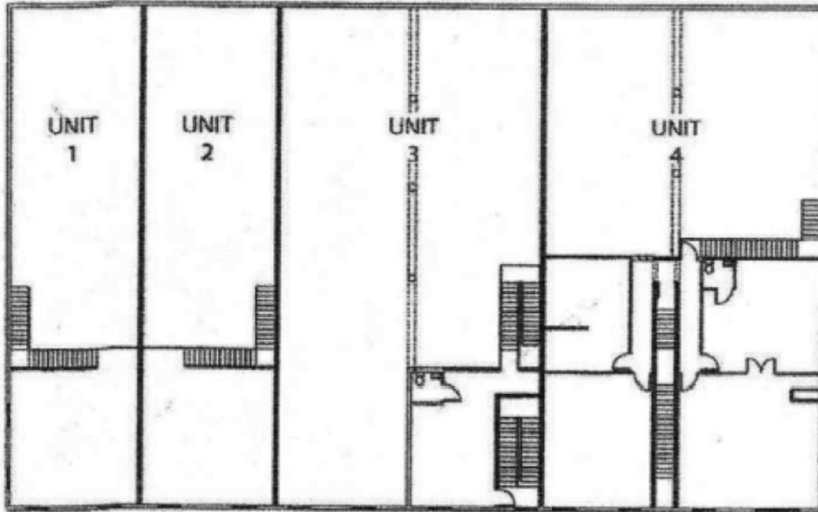
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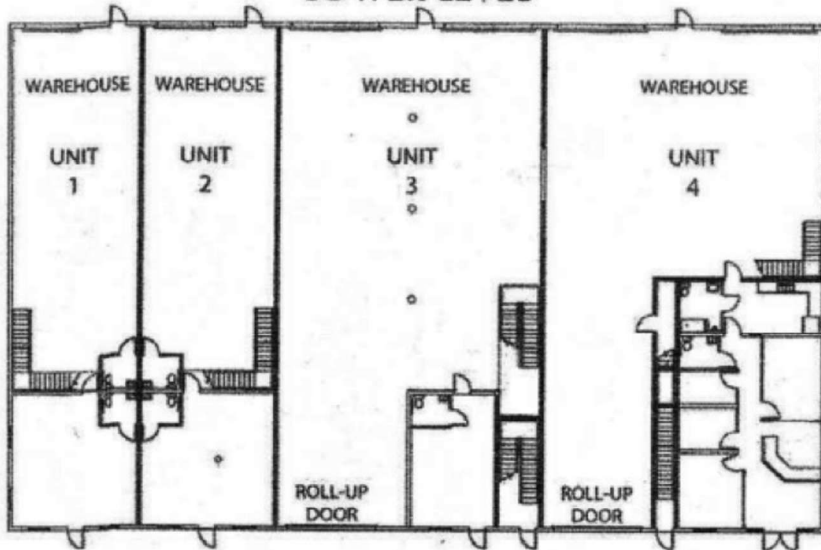


# UNIT SUMMARY

## UPPER LEVEL



## LOWER LEVEL



## BUILDING SUMMARY

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

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

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

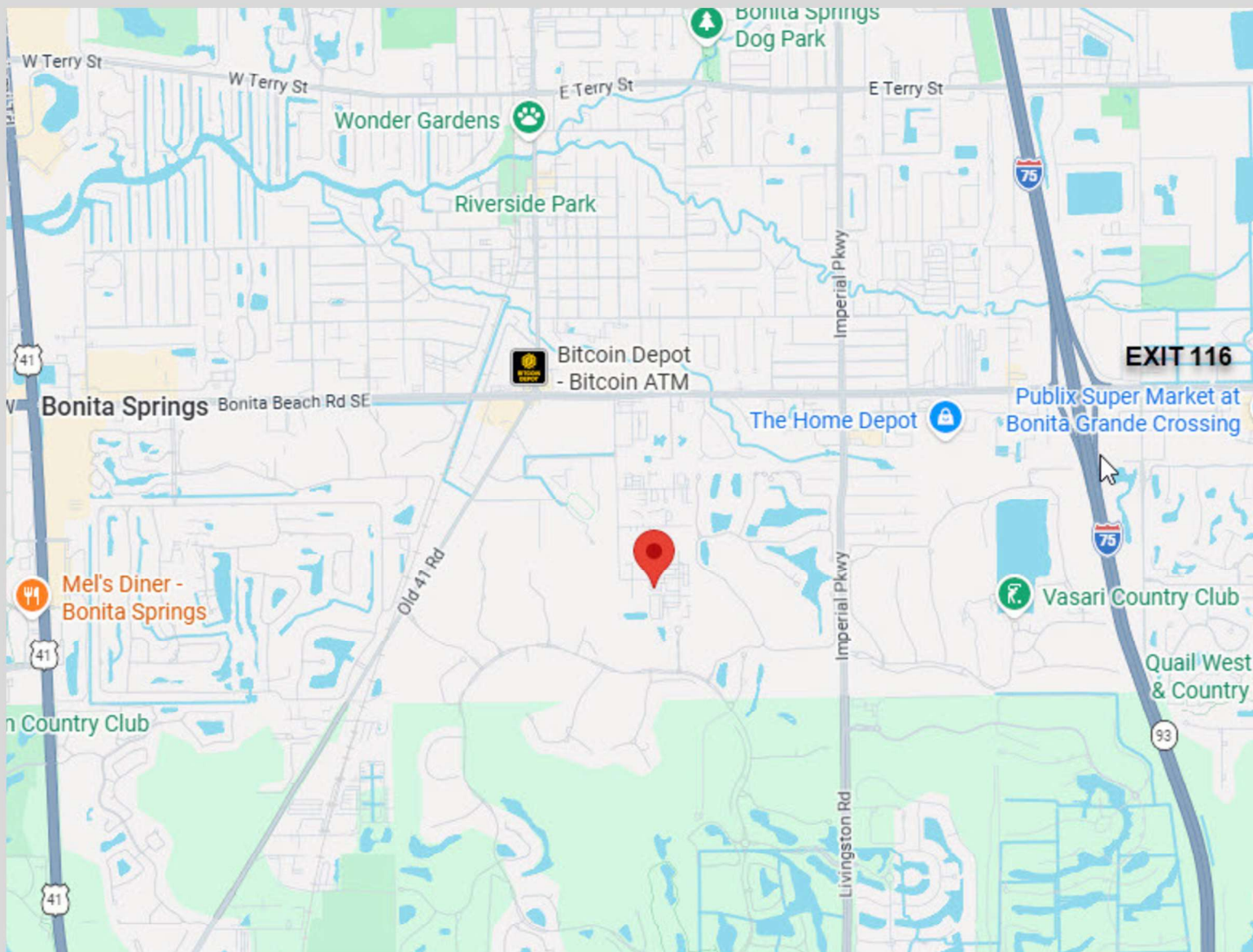
<b>UNIT 4</b>	
1ST FLOOR OFFICE	1,514 SF
2ND FLOOR OFFICE	2,230 SF
WAREHOUSE	3,446 SF
<b>TOTAL</b>	<b>7,190 SF</b>
<b>BUILDING TOTAL</b>	<b>18,561 SF</b>



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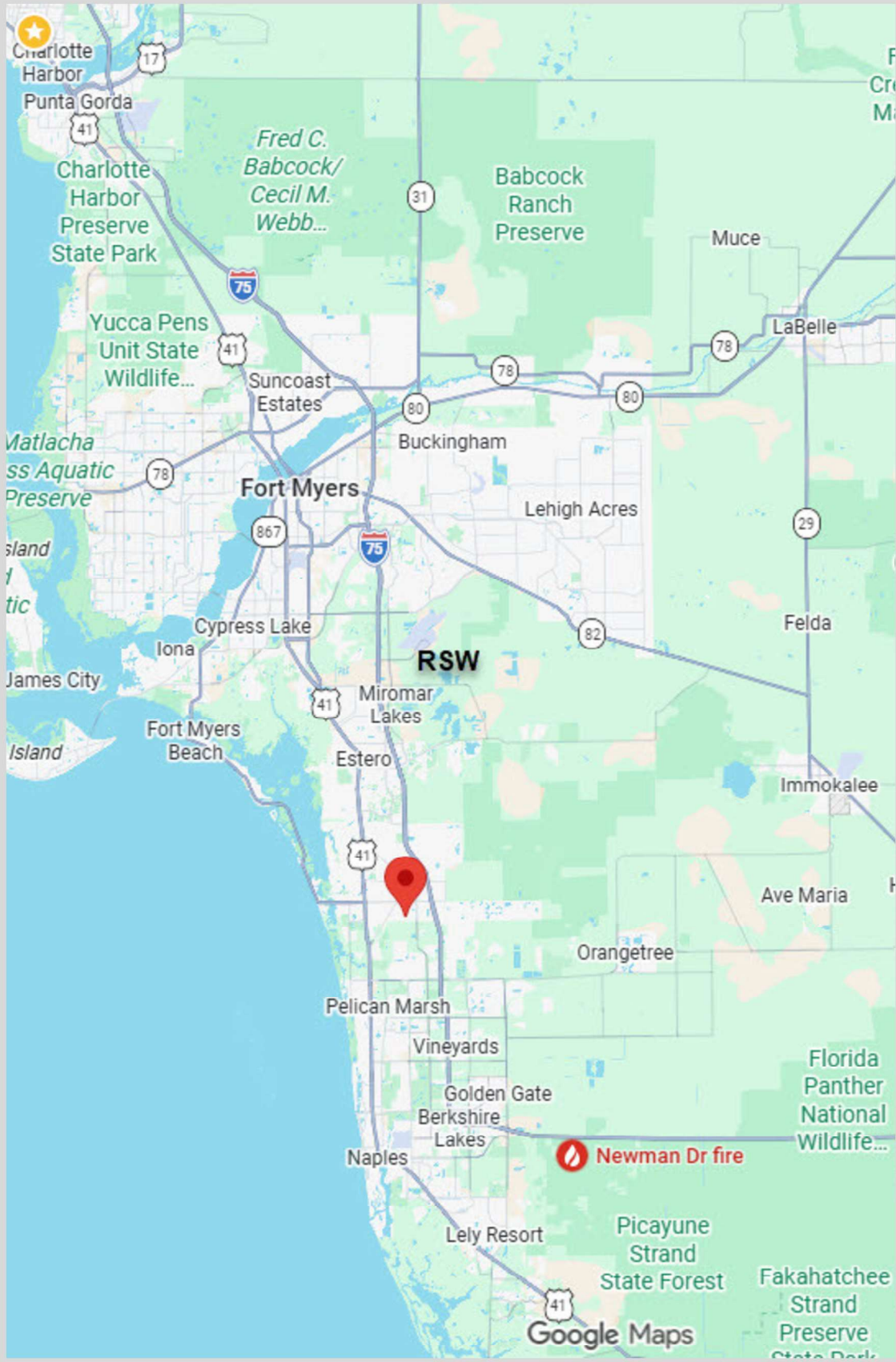
# LOCAL MAP



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# REGIONAL MAP



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