

FOR SALE

OFFICE / WAREHOUSE

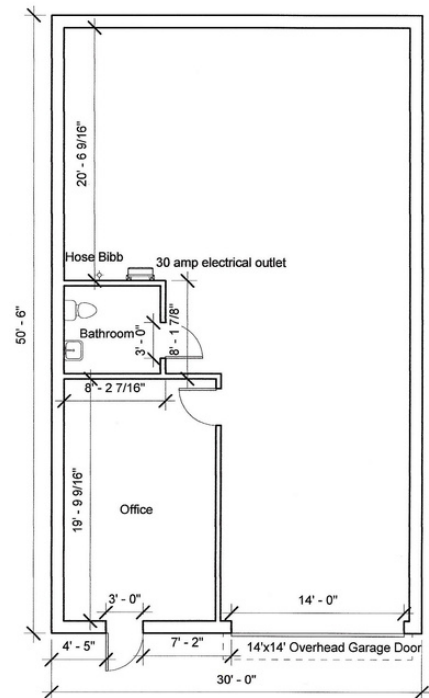
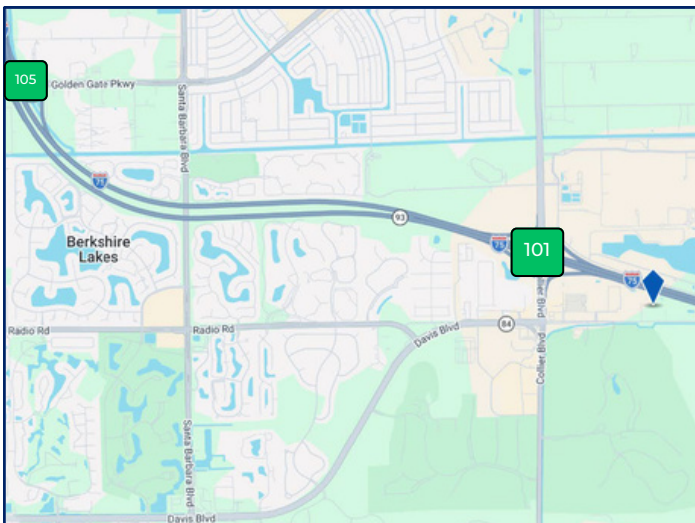


## TOLLGATE INDUSTRIAL CONDOS

3893 Mannix Drive  
Naples, FL 34114

### SPACE FEATURES

- Available: Unit 510 (1,500± SF)  
Unit 529 (1,500± SF)
- Sale Price: \$425,000 per unit
- RE Taxes: \$3,100.00 (2025)
- POA Fee: \$1,080 Quarterly (2026)
- Highlights:
  - Fully air conditioned
  - 300± SF Office
  - 1,200± SF Warehouse
  - 14'x14' roll-up door



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**PREMIER**  
COMMERCIAL