FOR SALE OR LEASE

MULTI-TENANT INDUSTRIAL MANUFACTURING FACILITY

4206 ARNOLD AVENUE, NAPLES, FLORIDA 34104

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

- **BUILDING SIZE:** 14,776 SF
- **LAND SIZE:** 1.01 AC
- **SALE PRICE:** $4,400,000
- **LEASE RATE:** $22.00 / SF Net
- **OPEX:** $2.94 / SF
  + Utilities & Trash Removal

PROPERTY FEATURES

- Two (2) Unit Manufacturing Building
- 6,735 SF Unit Currently Available For Lease
- Existing Tenant's Lease Expires May 2028
- 18' Clear Height
- One (1) Dock-High Door
- One (1) Grade-Level Door (10' x 12')
- Zoned I (Industrial)

SPACE HIGHLIGHTS

- 6,735 SF Manufacturing Space
- 5,116 SF Office / Laboratory Area
- 1,619 SF Storage Area
- Heavy Power with Back-Up Generator In-Place

Please Contact:

Brock Rasmussen
Principal
239.209.0458
brasmussen@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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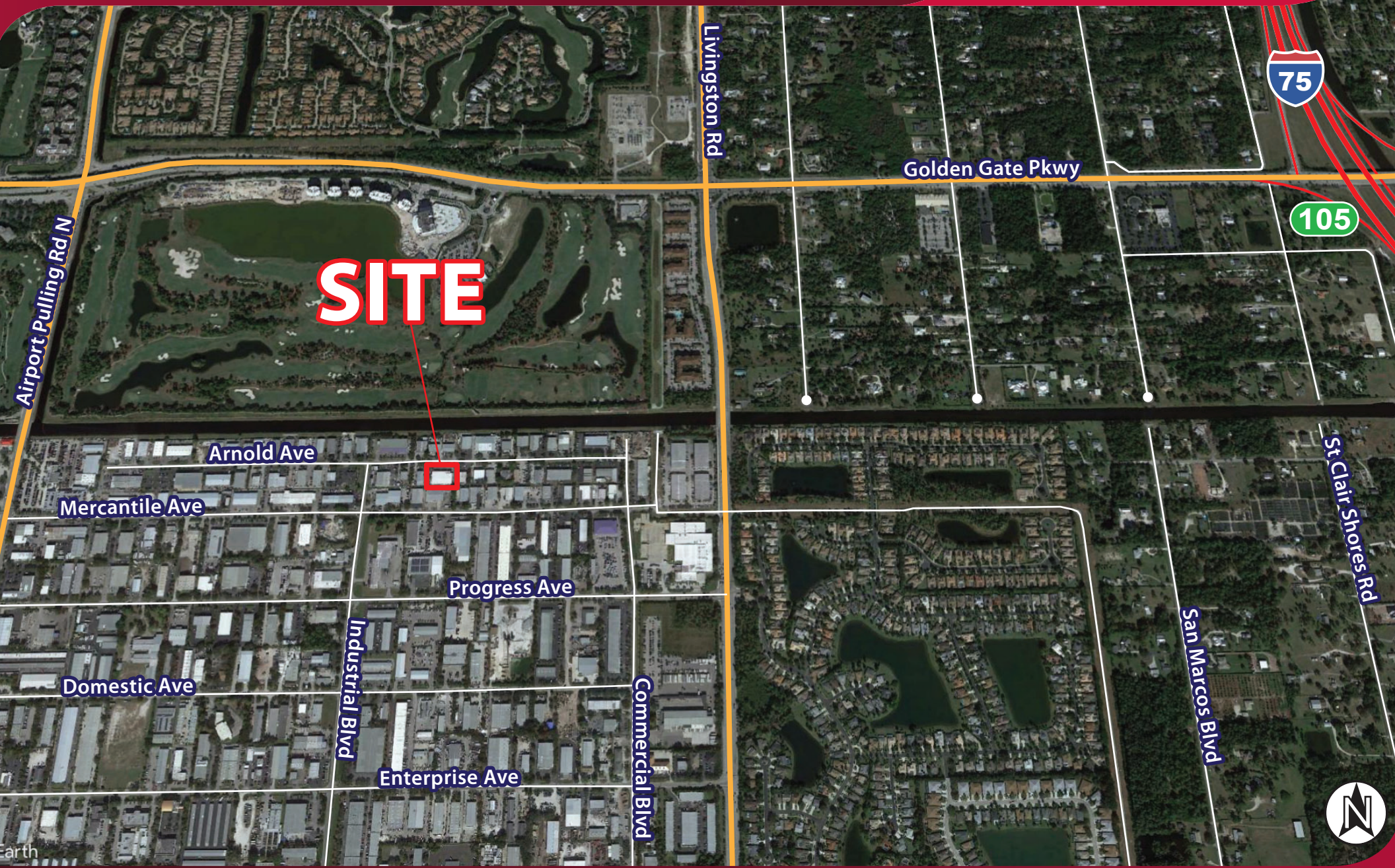
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