

FOR LEASE - PATRIOT PLACE

3,450 SF RETAIL / SHOWROOM SPACE

13245 TAMIAMI TRAIL E., NAPLES, FL 34114



- **SUITE:** 3,450 SF showroom including bathroom with a shower. \$20.00 PSF
Air-conditioned warehouse in back with very high ceilings at least 25' includes an office and a bathroom with shower \$18.00 PSF. Both can be rented together for a total of 11,450 SF.
- **SIZE:** 3,450-11,450 SF
- **RATE:** \$18.00-\$20.00 PSF + Utilities (CAM is included)
- **LOCATION:** On Tamiami Trail E., Just East of the Collier Blvd. Intersection
- **ZONING:** C5 - Commercial / Retail (Collier County)
- **YEAR BUILT:** 2004

PATRIOT PLACE

A highly visible location on US 41, next to the National Security Fire Alarm Systems, Tractor Supply, and Collier County Sheriff's Office. Many uses are available for this building, located in the high growth area of Naples. Excellent access with right in / right out and median cut for Southbound traffic. Sits across from Publix, Lowe's, and Walmart.

For more information please contact:

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Vice President

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YOUR LOCAL MARKET **EXPERT**

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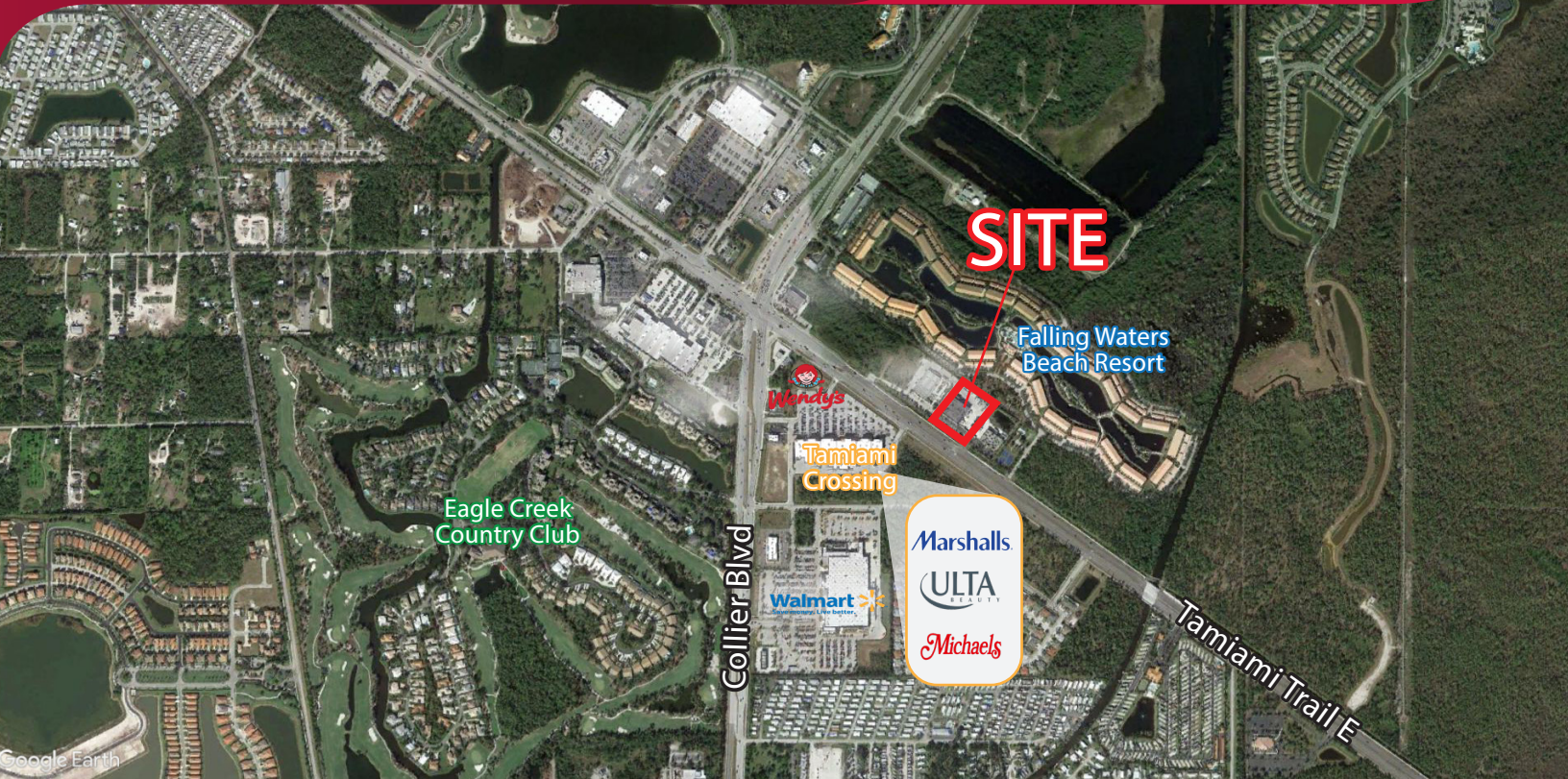
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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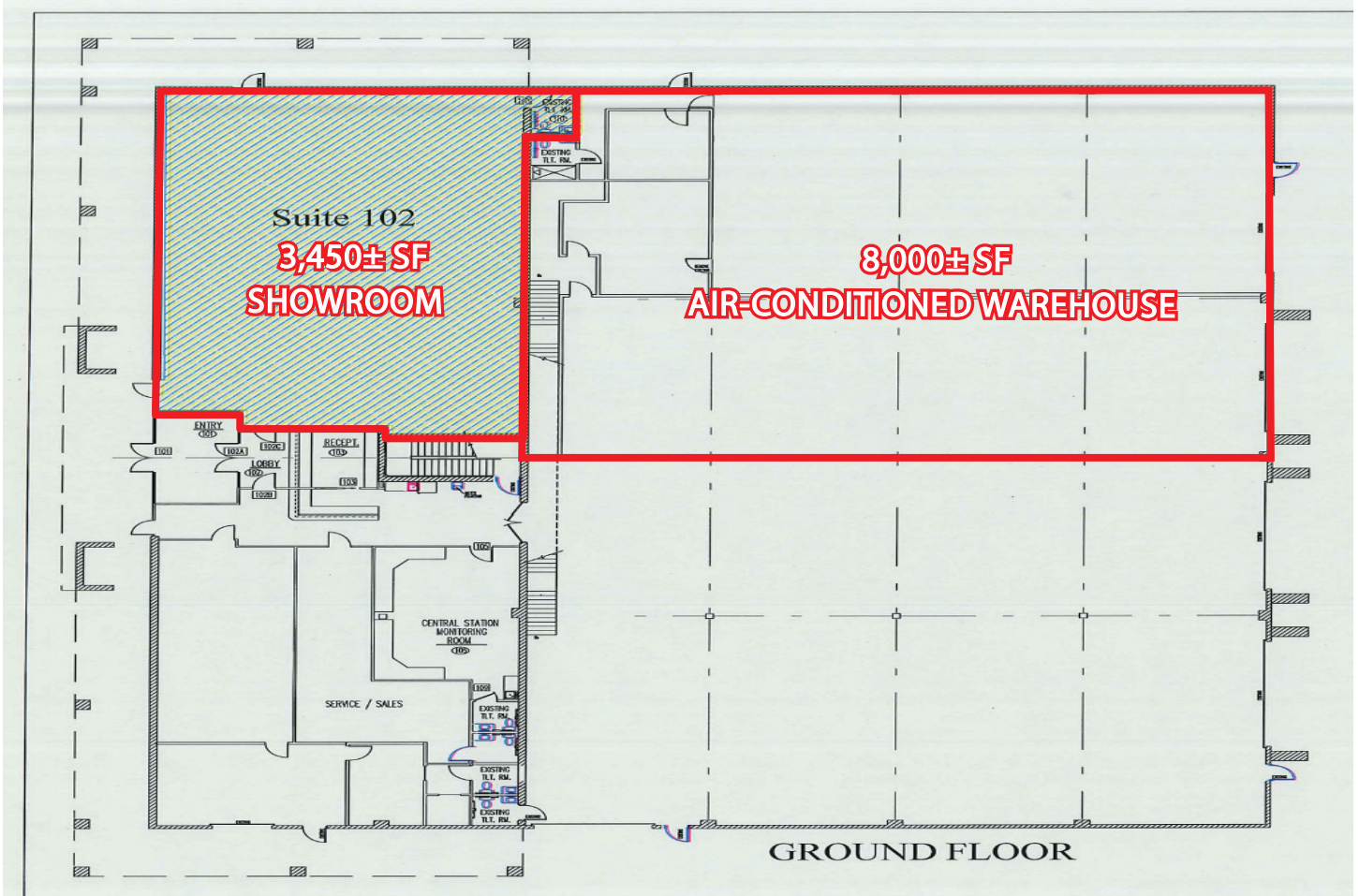
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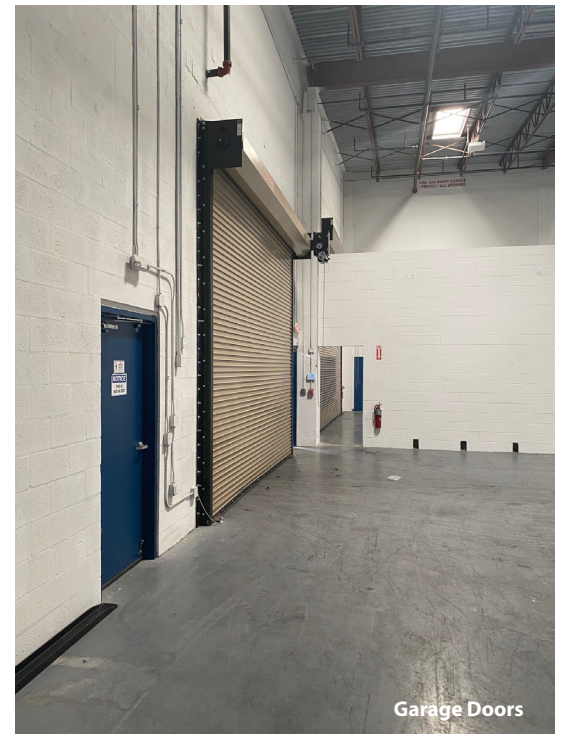
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PROPERTY HIGHLIGHTS

- 3,450± SF of Showroom Space Available for Lease including a bathroom with a shower
- Gated parking with ample room for trailers, trucks, or boats
- Signage Opportunity
- Security Cameras Located Around the Building
Collier County Sheriff is the adjacent tenant-very safe
- 39" Wide Showroom Door Can Accommodate Large Deliveries
- Air-conditioned warehouse with very high ceilings includes an office. Rear warehouse can be rented separately for \$18.00 psf.



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