

9930 Channel 30 Drive

Bonita Springs, Florida 34135 · Lee County

AVAILABLE NOW

6,313 ± SF · 0.68 ± ACRES



Building and land off Old 41 near the former dog track — 6,313 ± SF of warehouse, office and metal building on a 0.68 ± acre lot, with 31 parking spaces and CPD zoning. The easement and parking for the tower are not included.

THE SPACE

#1	Metal building	2,665
#2	Office	1,968
#3	Warehouse	1,680
Total		6,313 ± SF

PROPERTY

Building size	6,313 ± SF
Lot size	29,808 SF · 0.68 AC
Year built	1974
Zoning	CPD
Parking	31 spaces
Overhead door	1 · 14' × 14'

GROSS RENT

\$13,500

PER MONTH · GROSS

Tenant pays electric, water, internet and trash, plus a two-month security deposit.

TERM

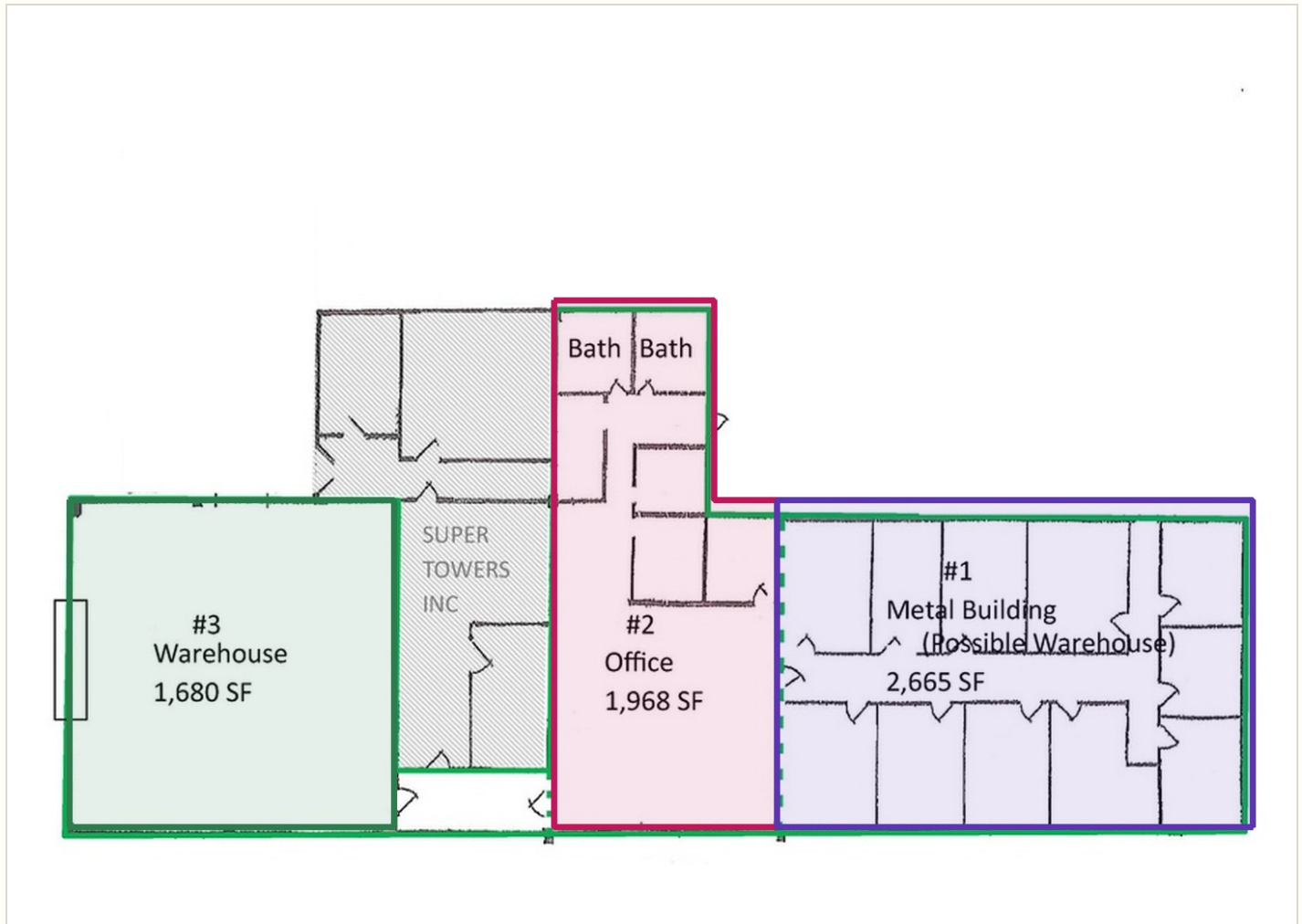
Short term lease available. No subleasing.

Christine McManus, CCIM, SIOR

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Exterior, warehouse, office and overhead door





#3 warehouse 1,680 SF, #2 office 1,968 SF and #1 metal building with office (possible warehouse) 2,665 SF, with a shared bathroom and common hallway. Plan shown as provided; tenant to verify all dimensions.

1,680

± SF · #3 WAREHOUSE

1,968

± SF · #2 OFFICE

2,665

± SF · #1 METAL BUILDING

PROPERTY FEATURES

- 1 · 14' × 14' overhead door
- Half acre of storage / parking on the north lot
- Vehicles must be moved with 72-hour notice
- CPD zoning · a multitude of uses
- 31 parking spaces
- Shared bathroom and common hallway
- Off Old 41, close to I-75
- Built 1974

ZONING DISTRICT
CPD

PLANNED DEVELOPMENT
**Channel 30 Drive Commercial
Center**

CASE NUMBER
08BOS-PD00001

INITIAL APPROVAL
2010

PD AREA
5.84 acres

JURISDICTION
City of Bonita Springs

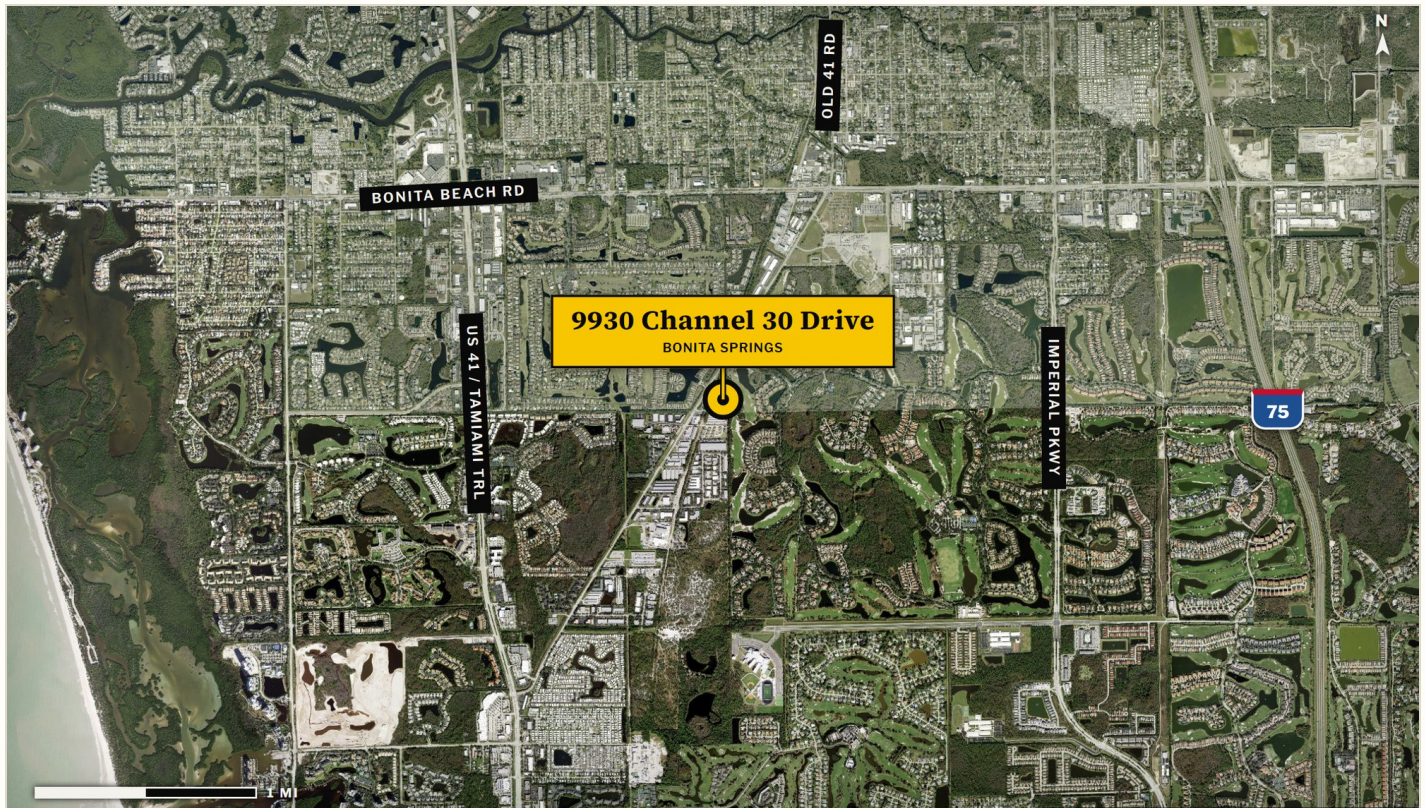
PERMITTED USES

Uses approved for the Channel 30 Drive Commercial Center CPD. Confirm any specific use with City of Bonita Springs Community Development before signing.

- Aircraft landing facilities
- Animal kennel
- Automobile service station (limited and full service)
- Automotive repair and services
- Bar or cocktail lounge
- Building material, sales
- Business services (all groups)
- Caretakers residence
- Club (country and private)
- Consumption on premises
- Contractors and builders
- Cultural facilities
- Drive-thru facility (accessory to a permitted use)
- Entrance gates and gatehouses
- Essential service facilities (groups I and II)
- Food and beverage service (limited)
- Food and kindred products, manufacturing
- Freight and cargo handling establishments
- Funeral home and mortuaries (including crematories)
- Gasoline dispensing system – special
- Golf course
- Government services
- Group quarters
- Health care facilities (all groups)
- Hospice
- Hotel/motel
- Household/office furnishings
- Insurance companies
- Marina
- Mini-warehouse
- Mobile home dealer
- Models
- Motor freight terminal
- Multiple family building (at least 50,000 SF or more of commercial or light industrial uses)
- Night club
- Novelty, jewelry, toy, and sign manufacturing
- Parks (public and private)
- Pet services
- Place of worship
- Plant nursery
- Printing and publishing
- Processing and warehousing
- Racetracks (all groups)
- Recreation center (accessory to a residential use)
- Recreation, commercial (all groups)
- Religious facilities
- Rental establishments (all groups)
- Repair shops (all groups)
- Research and development laboratories
- Residential accessory uses
- Resort
- Rubber and plastics products manufacturing
- Schools, non-commercial
- Social services
- Towers (communication)
- Townhouse (at least 50,000 square feet or more of commercial or light industrial uses)
- Transportation services (all groups)
- Truck stop
- Trucking terminal
- Unit of high impact
- Used merchandise stores (all groups)
- Vehicle & equipment dealers (all groups)
- Wholesale establishments (all groups)

LOCATION

Bonita Springs, off Old 41 and close to I-75



WHY HERE

Off Old 41 near the former dog track in Bonita Springs, close to I-75. CPD zoning allows for a multitude of uses, and the site pairs 6,313 ± SF of warehouse, office and metal building space with parking and storage on the north lot.

ADDRESS 9930 Channel 30 Drive, Bonita Springs, FL 34135

SUBMARKET Bonita Springs · Old 41 · Lee County

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Licensed Real Estate Broker

LEASE TERMS

Term	Short term lease available
Security deposit	Two months
Tenant pays	Electric, water, internet and trash — not Florida sales tax
Insurance	\$5MM policy naming Seminole Gulf RR and Super Towers Inc. as additional insured
Shared areas	Bathroom and common hallway
Vehicles	Must be moved with 72-hour notice
Subleasing	Not permitted