

# INDUSTRIAL FLEX SPACE

2050 Commerce Avenue, Unit #8  
Immokalee, FL 34142



FOR LEASE



## INFORMATION

Lease Rate:	\$8.50 SF/yr (NNN)
CAM PSF:	\$3.00 PSF
Available SF:	3,750 SF
Building Size:	30,000 SF
Year Built:	2007
Zoning:	Industrial

## OVERVIEW

The subject property is located in the Tradeport Technology Park just seconds from the Immokalee Regional Airport strategically located among the newest areas of development. The business park is modern and well maintained. Easy access to Alligator Alley to the South and Naples and Fort Myers to the West. The unit is 3,750 sf and is available for immediate occupancy. Access to high speed internet, municipal utilities and 100-200 amp / 3-Phase power. Collier County is growing and expanding to the East. Secure Industrial Flex Space for your business now at very competitive lease rates. Solid concrete block construction, ample parking.

## FEATURES

- Only one unit available for immediate occupancy
- Partial Buildout - Office, with Ample Parking
- Overhead Doors 12' x 14'
- Sprinklered with 3 phase power
- Approved uses: Retail, Office, Warehouse, and Industrial
- 15 minutes from Ave Maria Community which has been named the #1 Community of the Year from 2015-2021, and Top Selling Single-Family Home Community in Southwest Florida and Top 25 Master Planned Community in the United States
- 30 minutes to Naples and Fort Myers

## Felipe Arcila

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## KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109  
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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