



**Investment  
Properties  
Corporation**

**F O R S A L E**



**\$2,200,000**

**1497 Rail Head Blvd | Naples, FL 34110**



Industrial zoned freestanding building in the Rail Head Industrial Park. Seller to lease back the east side for 3 years with a 3 year option at market rate.

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*Licensed Real Estate Broker*



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



LOT SIZE: .53 acres  
23,087 SF  
140' X 165'

SIZE: 5,300 SF total

Unit 1: 3,300 SF total  
1,950 SF office with reception  
and 6 private offices, kitchen and  
his/hers ADA restroom  
1,320 SF warehouse with 10' X 11'  
overhead garage door

Unit 2: 2,000 SF total  
350 SF workstation with separate door  
650 SF work area with drop ceiling  
and ADA restroom  
1,000 SF warehouse with 10' X 11'  
overhead garage door

YEAR BUILT: 1992  
ZONING: Industrial  
RE TAXES (2024):: \$6,747.41  
CONSTRUCTION: Concrete block  
EAVE HEIGHT: 14'  
PARKING: 11 designated + additional parking around building  
GARAGE DOORS: 2 - 10'W x 11'H  
RAIL HEAD ASSOC. DUES: \$1,000 annually  
ELECTRIC: 3 phase, 200A,  
240/120v (High Leg /  
Open Delta)  
OTHER: Drive around building  
Newer HVAC

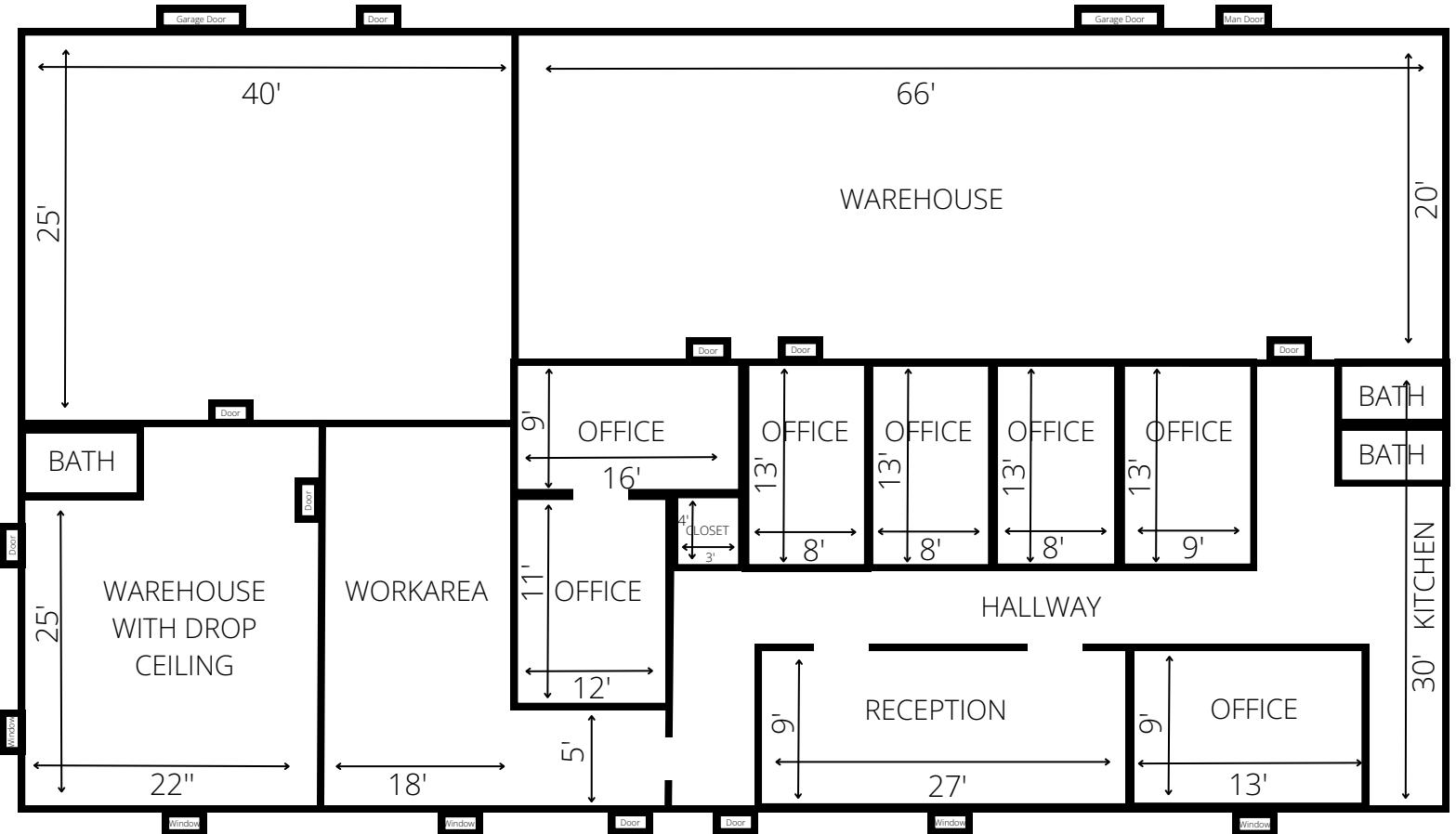






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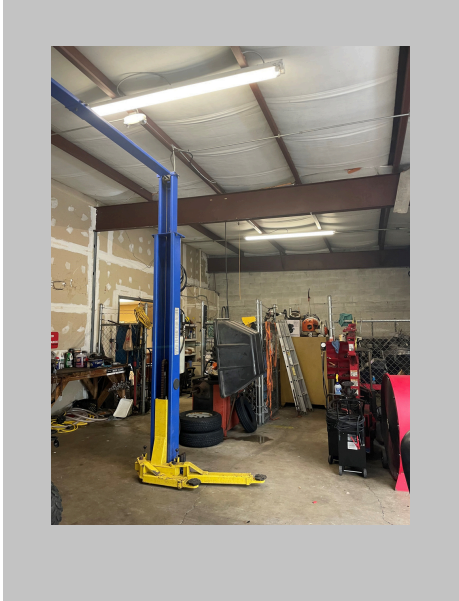
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Unit 2 / Workarea



Unit 2 / Warehouse



Unit 1 / Warehouse



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