

25270 Bernwood Dr Bonita Springs, FL



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

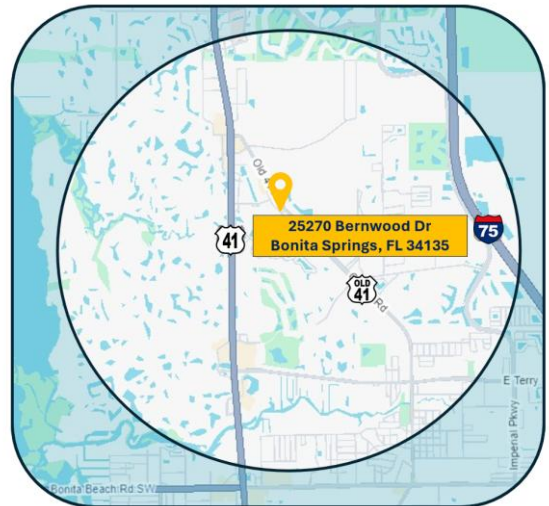


LEASE INFORMATION

Unit	Unit SF	Lease Rate	CAM	Monthly Rent
Unit 1	1,873 SF	\$14.00 NNN	\$7.11	\$3,294.92
Unit 7	2,521 SF	\$14.00 NNN	\$7.11	\$4,434.86

Building Highlights

- Zoned for light industrial use
- Air-conditioned office and warehouse space
- 12' x 12' drive-in door
- Available immediately
- Electrical: 125 amps, single-phase power
- Clear height: 14'
- Located in a highly desirable area of Bonita Springs



Better never settles

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Unit 1 Features

- 1,873 SF
- Zoned for light industrial use
- Available 12/1/2025

PHOTOS COMING SOON

- Electrical: 125 amps, single-phase power
- Clear height: 14'
- 1 - 12' x 12' drive-in door

Unit 7 Features

- 2,521 SF
- Zoned for light industrial use
- Fully air-conditioned showroom and warehouse space
- 1 - 12' x 12' drive-in door

- Available immediately
- Electrical: 125 amps, single-phase power
- Clear height: 14'



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	7,091	50,167	91,938
Population Projection 2029	8,500	60,249	110,463
Annual Population Growth 2024-2029	3.9%	4.0%	4.0%
2024 Households	3,408	23,445	43,906
Household Projection 2029	4,077	28,115	52,623

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