

4627 ARNOLD AVENUE, #102, NAPLES, FL 34104
OFFICE/WAREHOUSE COMBO FOR LEASE

FOR LEASE

4627 ARNOLD AVENUE, #102, NAPLES, FL 34104



- LEASE:** \$19.00 PSF NNN
- CAM:** \$5.88 PSF (ESTIMATED) includes water & sewer
- SIZE:** 4,375 RSF
- LOCATION:** Located in Naples Industrial Park, east of the Naples Airport
- YEAR BUILT:** 1986
- RENOVATED:** 2013
- ZONING:** INDUSTRIAL, OFFICE
- PARCEL ID:** 00279800002

Discover the perfect blend of office and warehouse functionality in this highly sought-after Naples Industrial Park location! Suite 102 offers a versatile layout, featuring 1,654 USF of first-floor office space and an adjacent 2,221 USF warehouse area, perfect for your growing business. Ideal For: Distribution, light manufacturing, service businesses, or any company needing efficient logistics and professional office space. Don't miss this opportunity to elevate your operations! Contact us today for a private tour and more details.

CONTACT

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Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

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HIGHLIGHTS

- Nest thermostats, security cameras, fire sprinkler systems
- Flex space: 1st Floor office & connected warehouses
- Air conditioning, warehouse and office
- Fiber optic Internet
- New roof-2012
- Hurricane impact resistant window glazing
- Two (2) overhead doors
- Kitchen
- Hot water heater
- 18 Ft warehouse ceiling
- Local landlord & property management



CONTACT

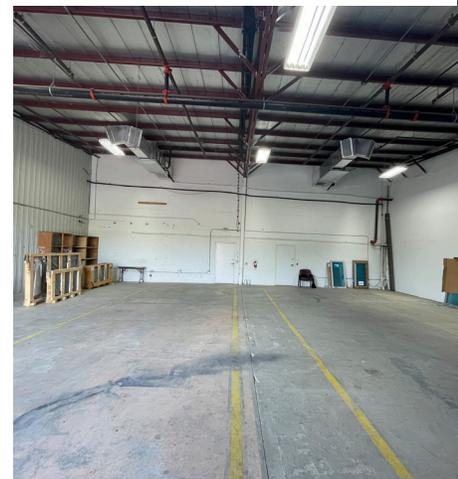
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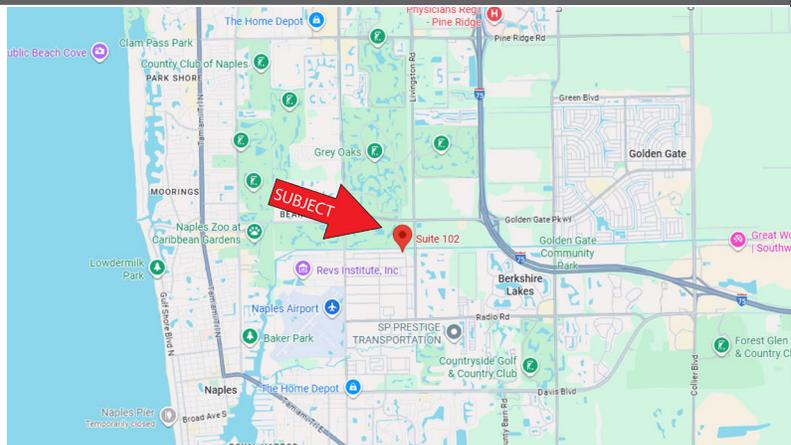
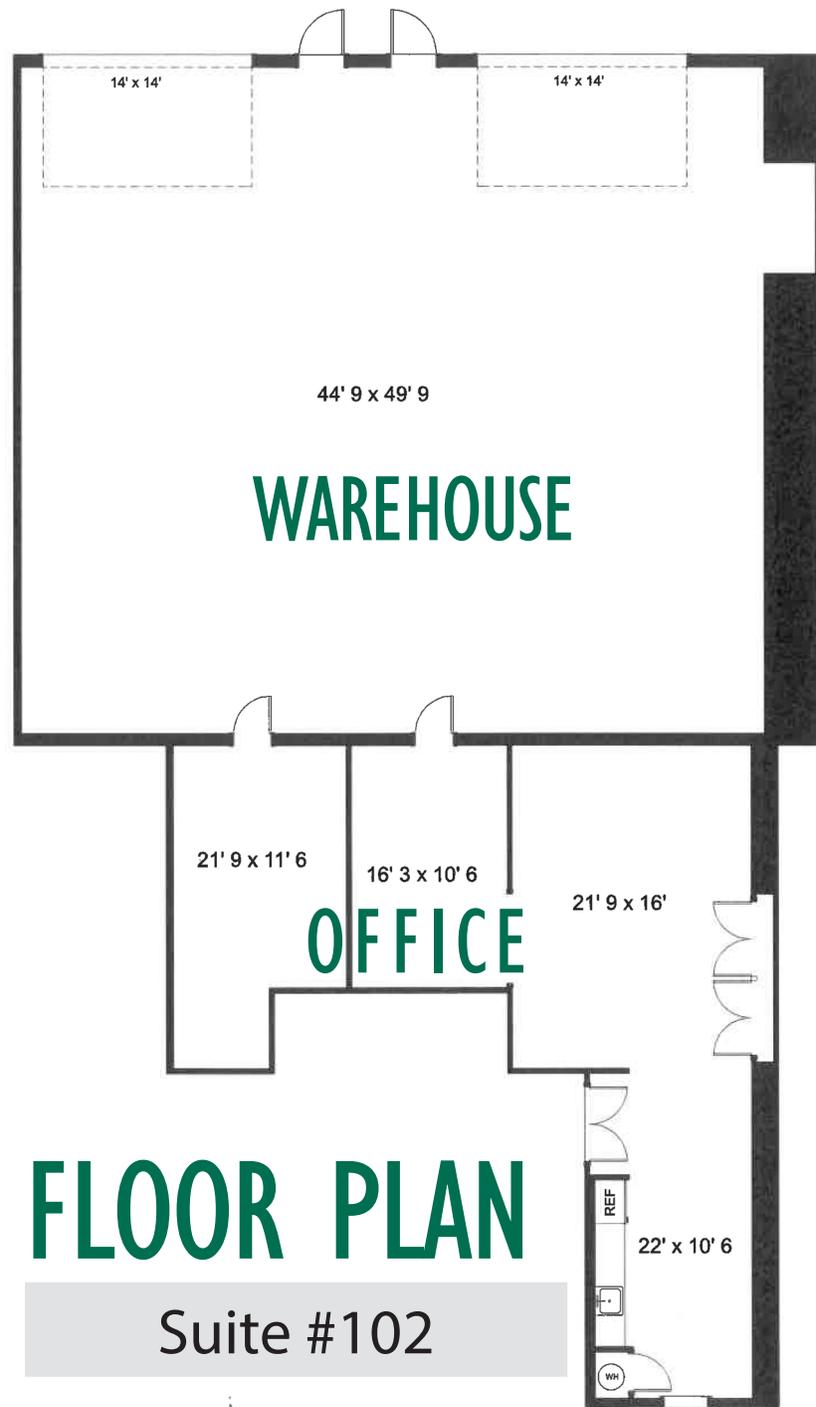
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