



Industrial Warehouse Condo

Rare opportunity to lease a fully air-conditioned warehouse condo located in a gated commercial park on Radio Road, just east of Livingston Road with excellent access to Airport-Pulling Road, Davis Boulevard, and I-75. This well appointed 1,500± SF industrial/flex condominium offers an efficient layout designed for a wide variety of commercial and industrial users. The space features a fully air-conditioned warehouse with approximately 19'-22' clear ceiling heights and an oversized 14.5' x 14.5' grade-level overhead door, providing exceptional access for vehicles, equipment, and storage.

Located within a secure, gated industrial park just off Radio Road with convenient access to Livingston Road, I-75, and Naples Airport, the property is ideally suited for contractors, service businesses, storage, distribution, and other flex industrial uses.

| | |
|------------------------|--|
| LEASE RATE: | \$25.00 PSF Gross |
| SIZE: | 1,500 ± SF |
| LOCATION: | Located on Radio Rd, just off the signalized intersection of Livingston Road |
| ZONING: | C5 - Commercial (Collier County) |
| CEILING HEIGHT: | 22' |
| YEAR BUILT: | 2000 |
| O/H DOOR: | One (1) 10' w x 12' h Grade Level |
| PARKING: | 2 Spaces in front and 2 in the rear |

CONTACT



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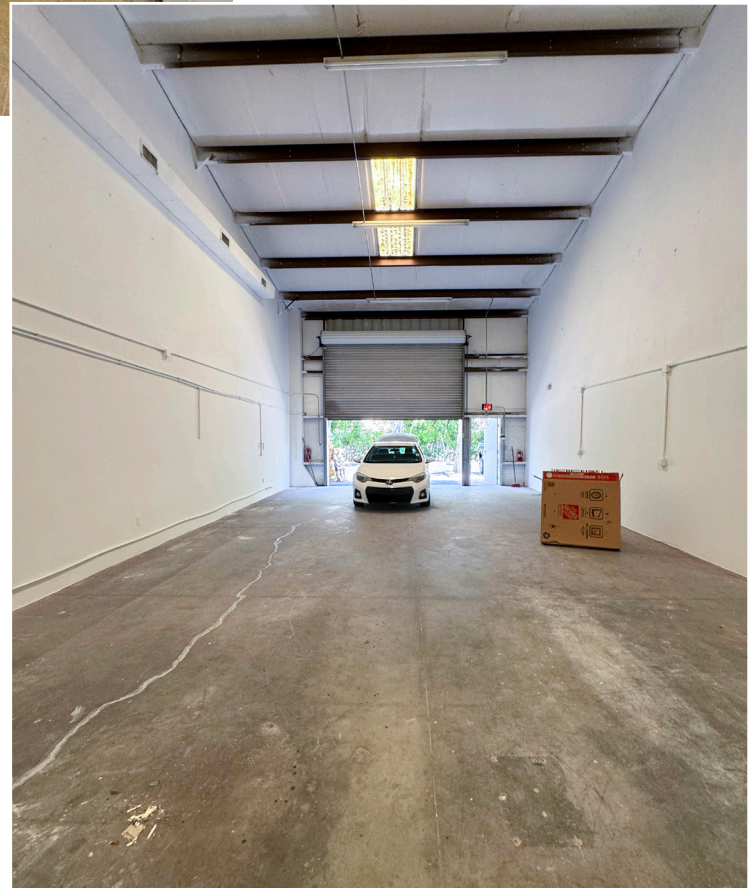


Highlights

- Gated park with a keycode
- Mezzanine storage
- Office area & restroom freshly painted
- Fully air-conditioned warehouse
- High ceilings
- 14.5' x 14.5' overhead door
- Excellent access to I-75

The interior includes an open warehouse, a reception area, an additional private office, and a mezzanine overlooking the warehouse, creating a functional blend of warehouse and office space while maximizing usable square footage. The entire unit is climate controlled, providing a comfortable working environment year-round.

The property features a highly functional warehouse layout with 19'-22' clear height, a 25' x 48' warehouse area, and an oversized 14.5' x 14.5' grade-level overhead door, allowing flexibility for contractors, storage, distribution, vehicles, and other commercial or personal users.



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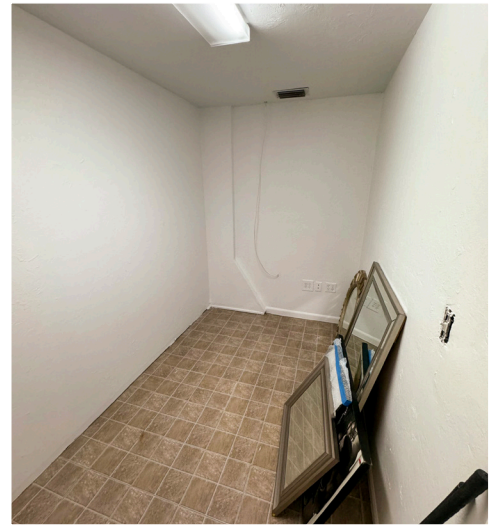


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4776 RADIO ROAD, UNIT 806, NAPLES, FL 34104 - FULLY AIR-CONDITIONED WAREHOUSE CONDO



| 2026 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|-------------------|----------|----------|
| EST. POPULATION | 7,900 | 63,402 | 147,571 |
| EST. HOUSEHOLDS | 3,408 | 29,664 | 70,375 |
| EST. MEDIAN HOUSEHOLD INCOME | \$77,305 | \$84,144 | \$91,409 |
| TRAFFIC COUNTS (2026) | 25,500 (Radio Rd) | | |

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