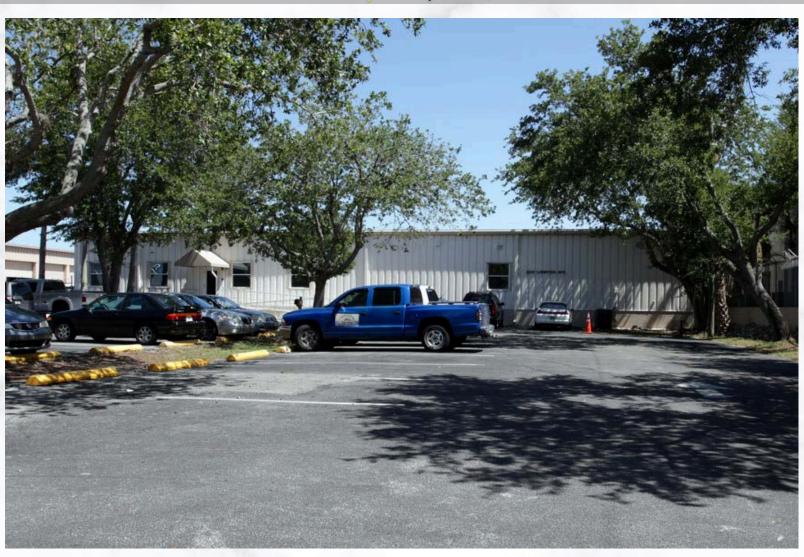


## INDUSTRIAL WAREHOUSE

💡 Located in triangle between Tamiami Trail E and Davis Blvd

2231 Linwood Ave Naples, Florida 34112









CONTACT (239) 261-3400

Rob Carroll, CCIM, MAI, ext. 111, rob@ipcnaples.com



## **INDUSTRIAL WAREHOUSE**

Cocated in triangle between Tamiami Trail E and Davis Blvd

2231 Linwood Ave Naples, Florida 34112

## OFFERING SUMMARY

**PRICE:** \$3,400,000

BASE RENT: \$16.00 PSF NNN

**CAM (2025):** TBD

BUILDING SIZE: 10,570 SF

LOT SIZE: .79 AC

**ZONING:** C-5

**RE TAXES:** \$14,002.14

(2024)

Owner/user property for sale or lease. This 10,570 sq. ft. building is located in the Bayshore Gateway Triangle near the new mixed use towers, Ascent & Aura. This office/warehouse building is ideal for a tenant, user, or investor/developer who recognizes the intrinsic value in the site.

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	7,106	45,324	106,144
Est. Avg. Household Income	\$128,873	\$152,971	\$157,253
2024 AADT Traffic Count	35,500 Cars on Tamiami Trail E Daily		



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