



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**

**AUTO BODY**

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

**READY FOR TRADE, PRODUCTION, DETAILING, BODY USERS**



**LQ Commercial**  
REAL ESTATE SERVICES

3555 Kraft Road #260  
Naples, FL 34105

**LQCRE.COM**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706

C: (239) 823-9882

**mconcilla@lqcre.com**

**NICK MATSON**  
Associate

D: (239) 676-6694

C: (239) 351-0137

**nmatson@lqcre.com**

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

Fort Myers, FL

*Immediately Available For Trade, Production, Detailing Use*

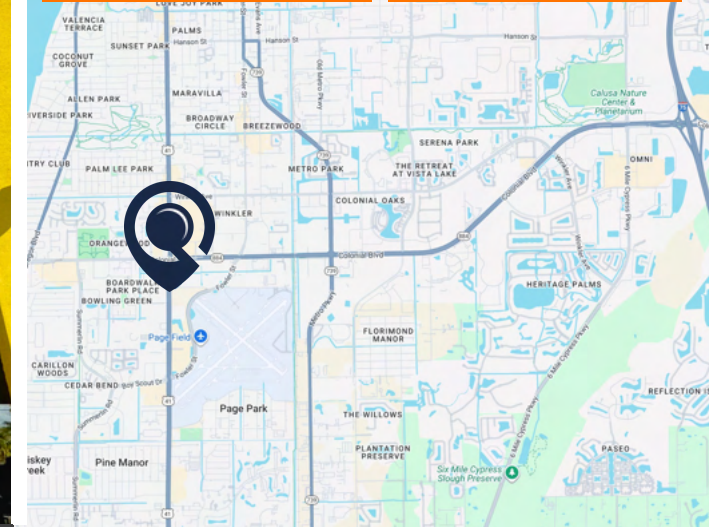


**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**GOOGLE TOUR**



- Fort Myers flex co-tenancy for lease..
- Strong signage along US 41 (54,500 CPD).
- South of Colonial Drive (54,000 CPD).
- Oversized paint booth ... fit a fire truck!
- Immediate availability for auto body use.
- Versatile adaptive use options:  
Storage, light industrial, trade / service...



**6,240 SF**



**\$25.00 - \$30.00 PSF**



**BUILT 2022**



**TENANT PRIVACY**

**[PROPERTIES.LQCRE.COM/BODY-SHOP](https://properties.lqcre.com/body-shop)**

- Spacious Open Bay with High Ceilings
- Large Paint Booth + Ventilation System
- Rollup Doors
- Industrial Power
- Concrete Flooring
- Office & Restroom
- Ample On-Site Parking
- Façade Improvements Possible



3555 Kraft Road #260  
Naples, FL 34105

**[LQCRE.COM](https://lqcre.com)**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706  
C: (239) 823-9882  
**[mconcilla@lqcre.com](mailto:mconcilla@lqcre.com)**

**NICK MATSON**  
Associate

D: (239) 676-6694  
C: (239) 351-0137  
**[nmatson@lqcre.com](mailto:nmatson@lqcre.com)**

Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

Fort Myers, FL

*Immediately Available For Trade, Production, Detailing Use*



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



Actual Subject Property



Actual Subject Property



Actual Subject Property



Actual Subject Property



**LQ Commercial**  
REAL ESTATE SERVICES  
3555 Kraft Road #260  
Naples, FL 34105

**LQCRE.COM**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706  
C: (239) 823-9882  
**mconcilla@lqcre.com**

**NICK MATSON**  
Associate

D: (239) 676-6694  
C: (239) 351-0137  
**nmatson@lqcre.com**

Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

Fort Myers, FL

Immediately Available For Trade, Production, Detailing Use



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



*Demonstrative Purposes - Sample Façade Improvements*



*Demonstrative Samples*



*Demonstrative Samples*



*Demonstrative Samples*



**LQ Commercial**  
REAL ESTATE SERVICES  
3555 Kraft Road #260  
Naples, FL 34105

**LQCRE.COM**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706  
C: (239) 823-9882  
[mconcilla@lqcre.com](mailto:mconcilla@lqcre.com)

**NICK MATSON**  
Associate

D: (239) 676-6694  
C: (239) 351-0137  
[nmatson@lqcre.com](mailto:nmatson@lqcre.com)

Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

Fort Myers, FL

*Immediately Available For Trade, Production, Detailing Use*



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



*Demonstrative Retrofit - Sample Interior Improvements*



*Demonstrative Retrofit*



*Demonstrative Retrofit*



*Demonstrative Retrofit*



**LQ Commercial**  
REAL ESTATE SERVICES

3555 Kraft Road #260  
Naples, FL 34105

**LQCRE.COM**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706  
C: (239) 823-9882  
**mconcilla@lqcre.com**

**NICK MATSON**  
Associate

D: (239) 676-6694  
C: (239) 351-0137  
**nmatson@lqcre.com**

Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

Fort Myers, FL

Immediately Available For Trade, Production, Detailing Use



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**

**GOOGLE TOUR**



3555 Kraft Road #260  
Naples, FL 34105

**LQCRE.COM**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706  
C: (239) 823-9882  
[mconcilla@lqcre.com](mailto:mconcilla@lqcre.com)

**NICK MATSON**  
Associate

D: (239) 676-6694  
C: (239) 351-0137  
[nmatson@lqcre.com](mailto:nmatson@lqcre.com)

Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

# 6,240 SF INDUSTRIAL FLEX FOR LEASE

Fort Myers, FL

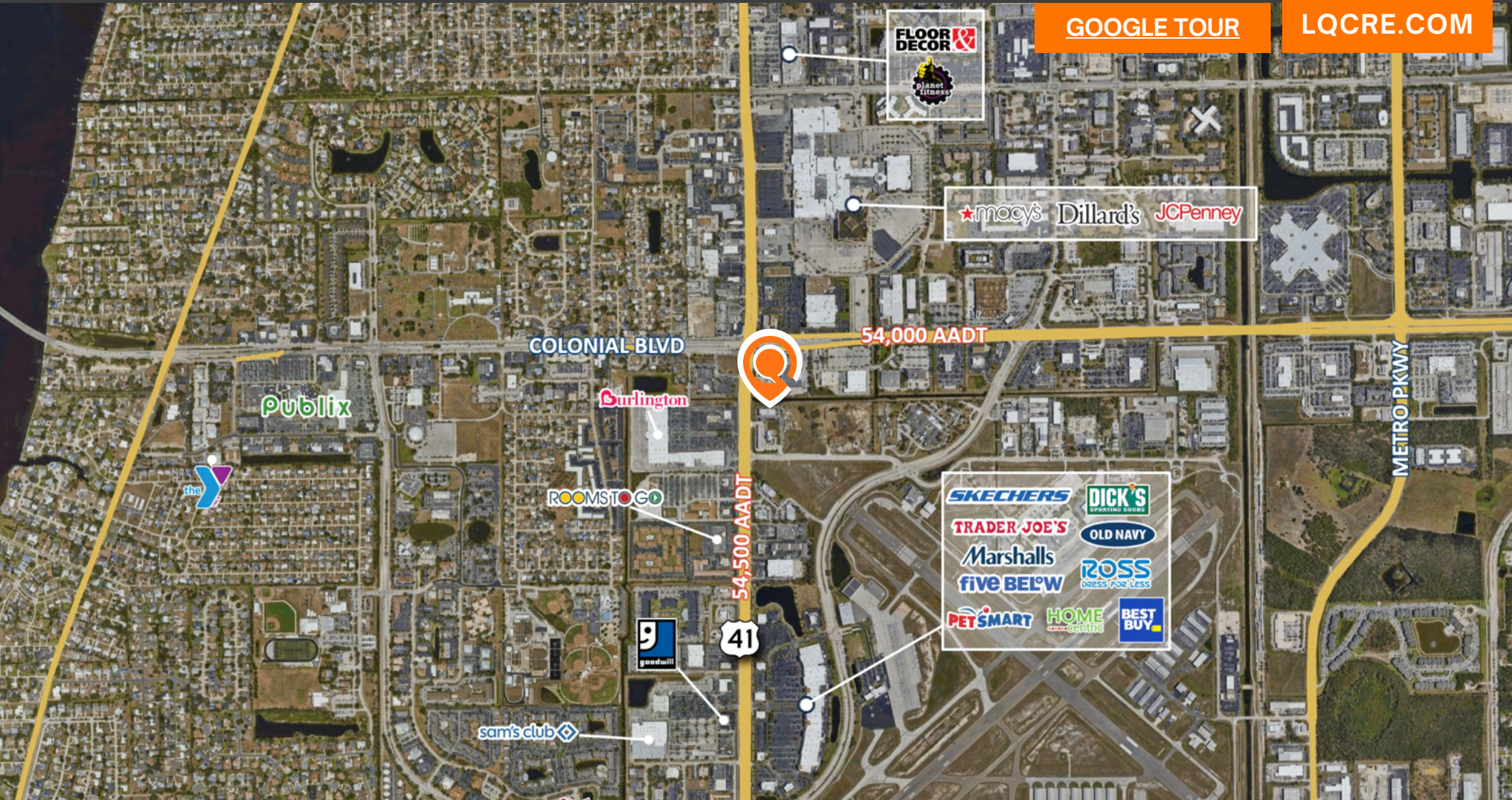
Immediately Available For Trade, Production, Detailing Use



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**

**GOOGLE TOUR**



3555 Kraft Road #260  
Naples, FL 34105

**LQCRE.COM**

**MIKE CONCILLA**  
Principal

D: (239) 676-6706  
C: (239) 823-9882  
[mconcilla@lqcre.com](mailto:mconcilla@lqcre.com)

**NICK MATSON**  
Associate

D: (239) 676-6694  
C: (239) 351-0137  
[nmatson@lqcre.com](mailto:nmatson@lqcre.com)

Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



# 6,240 SF INDUSTRIAL FLEX FOR LEASE

**READY FOR TRADE, PRODUCTION, DETAILING, BODY USERS**



**LQ Commercial**  
REAL ESTATE SERVICES

3555 Kraft Road #260  
Naples, FL 34105

[LQCRE.COM](http://LQCRE.COM)

**MIKE CONCILLA**  
Principal

D: (239) 676-6706

C: (239) 823-9882

[mconcilla@lqcre.com](mailto:mconcilla@lqcre.com)

**NICK MATSON**  
Associate

D: (239) 676-6694

C: (239) 351-0137

[nmatson@lqcre.com](mailto:nmatson@lqcre.com)