

# INDUSTRIAL FLEX SPACES

2050 Commerce Avenue - Suite #3 & #8  
Immokalee, FL 34142



FOR LEASE



## INFORMATION

Lease Rate:	\$11.50 SF/yr (NNN)
Unites Available:	Suite 3 & Suite 8
Available SF:	3,750 SF each unit
Building Size:	30,000 SF
Year Built:	2007
Zoning:	PUD
Market:	Southwest Florida
Submarket:	Immokalee
Traffic Count:	8,783

## OVERVIEW

Located within Tradeport Technology Park in the Town of Immokalee Florida in close proximity to Immokalee Regional Airport.

Suite #3 and Suite #8 are each 3,750 sq/ft fully built out office space. Introducing a versatile commercial space for lease at 2050 Commerce Avenue, Immokalee, FL. These office units offer ample parking and are approved for various uses including retail, office, warehouse, and industrial.

Situated just 15 minutes away from the renowned Ave Maria Community, this prime location provides an ideal setting for businesses. With convenient access to Naples and Fort Myers just 30 minutes away, this property offers flexibility and accessibility for a wide range of commercial ventures. Discover a strategic business location with endless potential.

Ideal for a Corporate Office, School, or Government Services.

## FEATURES

- Only one unit available for immediate occupancy
- Partial Buildout - Office, with Ample Parking
- Overhead Doors 12' x 14'
- Sprinklered with 3 phase power
- Approved uses: Retail, Office, Warehouse, and Industrial
- 30 minutes to Naples and Fort Myers

## Felipe Arcila

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## KOVA Commercial Group

9130 Galleria Court, Suite 100 | Naples, FL 34109  
239.261.2627

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



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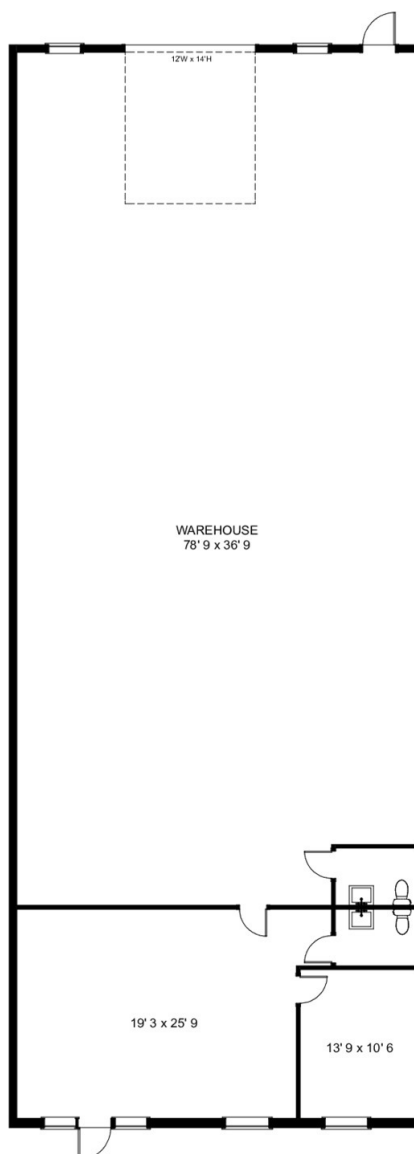
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Immokalee, FL 34142



2050 COMMERCE AVENUE  
SUITE 3  
IMMOKALEE, FL



Office Area	770 sq. ft.
Warehouse Area	2981 sq. ft.

TOTAL USABLE AREA	3751 sq. ft.
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This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls.

Prepared exclusively for Felipe Arcila  
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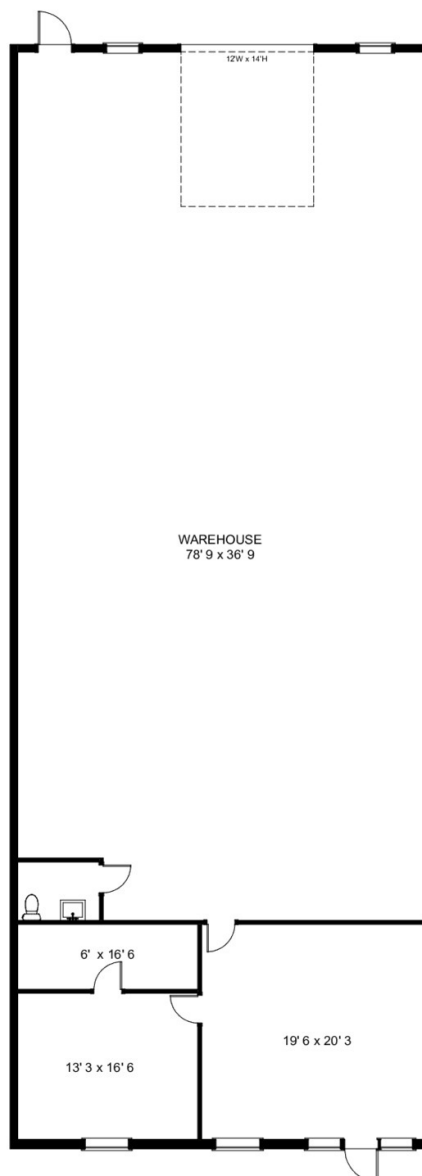
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2050 COMMERCE AVENUE  
SUITE 8  
IMMOKALEE, FL



Office Area	776 sq. ft.
Warehouse Area	2975 sq. ft.
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TOTAL USABLE AREA	3751 sq. ft.

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