

FOR LEASE

4601

Enterprise

Avenue

#2 & 9



**Investment
Properties
Corporation**



2,069 SF of Office/Warehouse Space

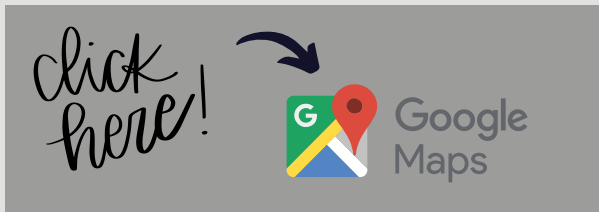
OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker

OFFERING SUMMARY

<u>BASE RENT:</u>	\$4,044.89 per month including FL Sales Tax (\$23.00 PSF Gross + FL Sales Tax)
<u>BUILDING SIZE:</u>	Unit 2 - 721 SF Unit 9 - 1,348 SF
<u>AVAILABLE:</u>	December 1, 2024
<u>LOT SIZE:</u>	.78 acres (33,977 SF)
<u>CONSTRUCTION:</u>	Metal
<u>YEAR BUILT:</u>	1986
<u>ZONING:</u>	Industrial
<u>DOORS:</u>	2
<u>EAVE HEIGHT:</u>	14'
<u>PARKING:</u>	2 spaces at office



SALES AGENT



Christine McManus CCIM, SIOR
Principal

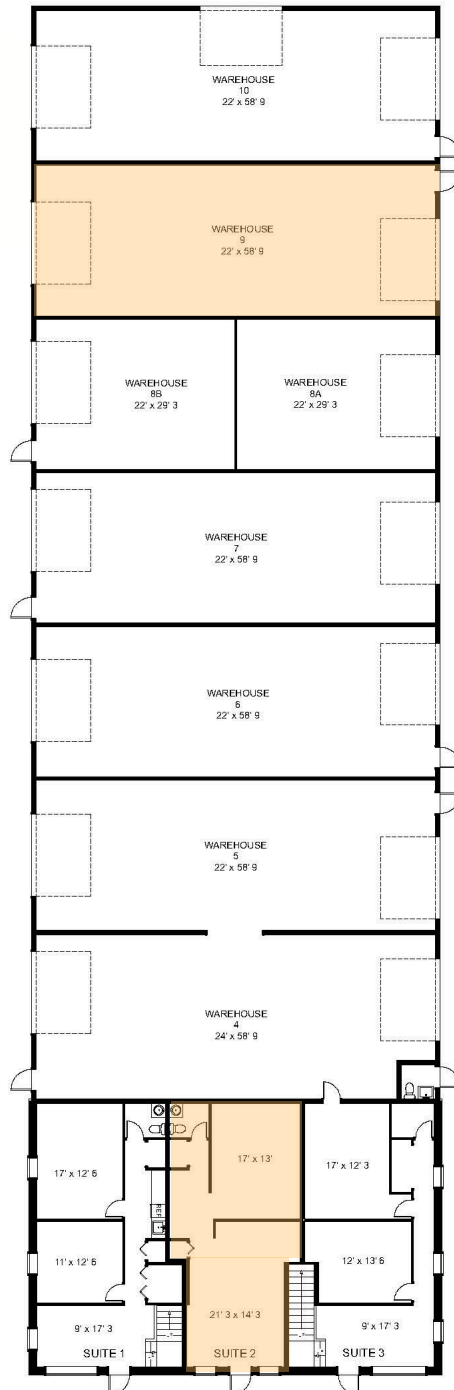


FOR MORE INFORMATION:

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239-777-2020

WWW.IPCNAPLES.COM

FLOOR PLAN & MAP



SUITE 1 Upper Area	864 sq. ft.
SUITE 2	721 sq. ft.
SUITE 3 Upper Area	864 sq. ft.
WAREHOUSE 4	1420 sq. ft.
WAREHOUSE 5	1348 sq. ft.
WAREHOUSE 6	1348 sq. ft.
WAREHOUSE 7	1348 sq. ft.
WAREHOUSE 8A	674 sq. ft.
WAREHOUSE 8B	674 sq. ft.
WAREHOUSE 9	1348 sq. ft.
WAREHOUSE 10	1376 sq. ft.
RESTROOM	36 sq. ft.

TOTAL AREA 13121 sq. ft.

The floor plan is created from field measurements. The area is measured as shown and is not intended to be used for legal purposes. The area is not to be used for legal purposes.

Prepared exclusively for Denise A. Berger with Real Estate Advisory Services, LLC.
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