

6134 Taylor Road  
FOR SALE



PINE  
RIDGE  
INDUSTRIAL  
PARK



11,000 SF FREESTANDING BUILDING

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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Investment Properties Corporation of Naples  
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*Licensed Real Estate Broker*

# OFFERING SUMMARY

- PRICE:** \$4,300,000
- BUILDING SIZE:** 11,000 SF (50.20' X 220.20')
- LOT SIZE:** .68 acres 29,621 SF 296' X 100'
- CONSTRUCTION:** Steel
- CEILING HEIGHT:** 24'
- PARKING/LOT:** 4 spaces in front  
34' X 280' lot on north side (gated)
- GARAGE DOORS:** 4 - 12' X 14'
- OTHER:**
- Gated
  - HVAC & Power Updated (2024)
  - New Electrical Panel (2024)
  - Over \$200K in HVAC+ Insulation (2024)
  - Loading Dock
  - Mezzanine
  - Newly Renovated Office (2024)
  - 2 Restrooms (Office / Warehouse)
  - 2 Private Offices (12' X 12')
  - Ability to park 6 -24' box trucks on north side

click  
here!



Google  
Maps

## SALES AGENT



**Christine McManus CCIM, SIOR**  
Principal



### FOR MORE INFORMATION:

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Investment  
Properties  
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# BUILDING INTERIOR & MAPS





