

FOR LEASE

4601
Enterprise
Avenue
#9

ipc

**Investment
Properties
Corporation**



1,348 SF of 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>	\$2,635.34 per month including FL Sales Tax (\$23.00 PSF Gross + FL Sales Tax)
<u>BUILDING SIZE:</u>	Unit 9 - 1,348 SF
<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

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here!



Google
Maps

SALES AGENT



Christine McManus CCIM, SIOR
Principal



FOR MORE INFORMATION:

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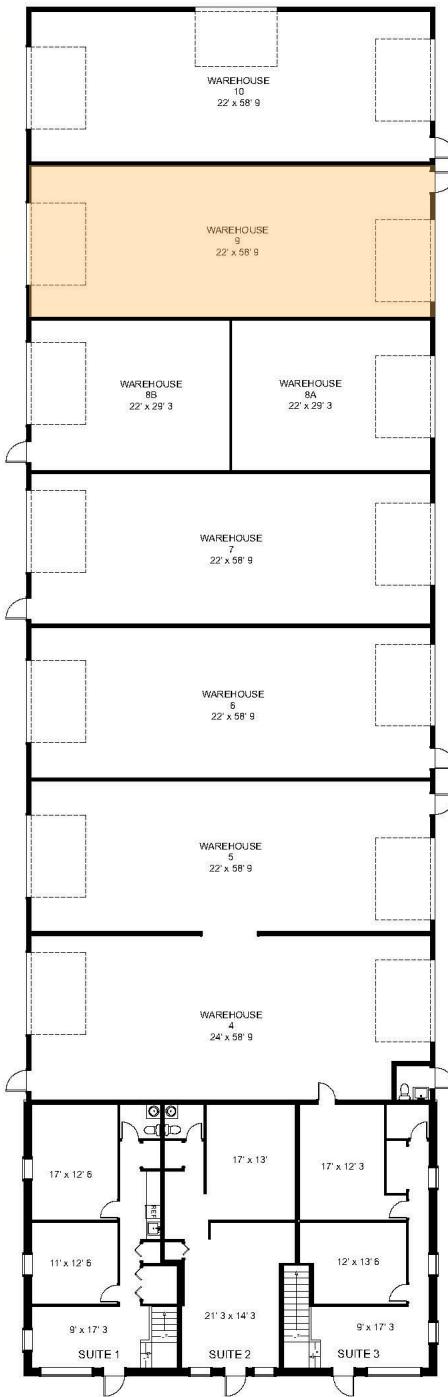
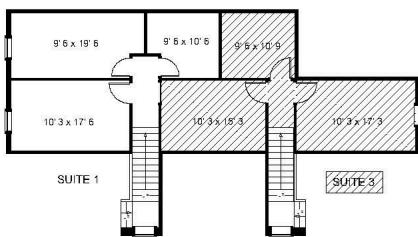
WWW.IPCNAPLES.COM

FLOOR PLAN & MAP

SUITE 1	864 sq. ft.
Upper Area	565 sq. ft.
SUITE 2	721 sq. ft.
SUITE 3	864 sq. ft.
Upper Area	535 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.

This floor plan is created for final measurements. The areas and calculations are based upon measurements for our information only. The dimensions and areas are to be used for reference only.

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