

# INVESTMENT / OWNER-OCCUPANT

## 6,000 SF INDUSTRIAL WAREHOUSE BUILDING

3209 VAN BUREN AVENUE, NAPLES, FL 34112

**LEE & ASSOCIATES**

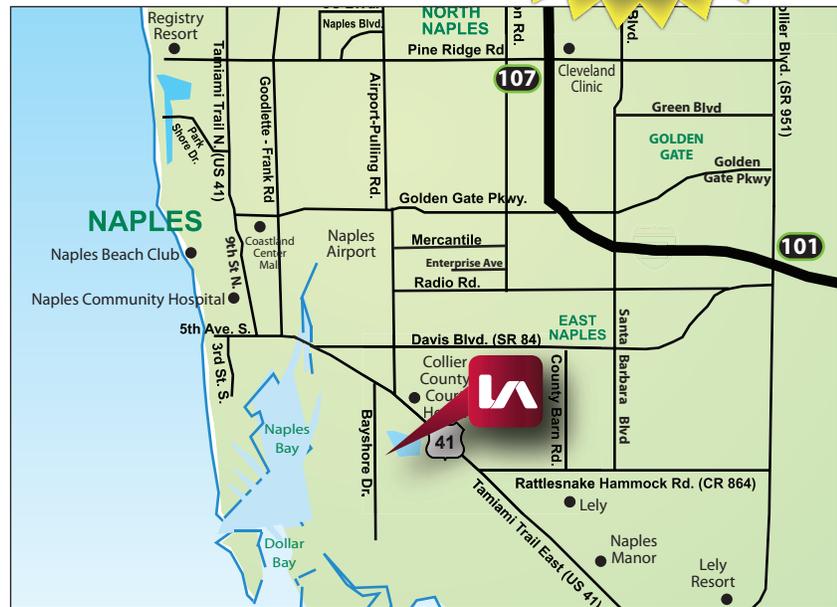
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- **BUILDING SIZE:** 6,000 SF
- **LAND SIZE:** 0.40 AC
- **PRICE:** \$3,200,000

### PROPERTY FEATURES

- New 800 SF Office with Mezzanine Storage, Epoxy Floor, New Restrooms, Kitchen in Office, New Blacktop, Gravel Parking in Back, New Landscaping, New Electrical, & Painting Building Exterior
- 16' Clear Height
- Three (3) Drive-In Doors
- Gravel Parking Behind Building
- Ample Parking
- Zoned C-5 (Commercial)
- **Tenant Occupying Rear Unit (3,000 SF) Annual Income of \$60,000 (3% annual increases) in Rent Plus Tenant Pays 50% of Electric Usage for the Building**



Please Contact:

**Brock Rasmussen**  
Principal

📞 **239.209.0458**

✉️ [brasmussen@lee-associates.com](mailto:brasmussen@lee-associates.com)

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YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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