



Investment  
Properties  
Corporation



10951 Harmony Park Drive #1, 3 & 4 | BONITA SPRINGS, FL 34135

FOR LEASE

# GREYHOUND COMMERCE PARK



3,000 - 18,598 SF OF FULLY AIR CONDITIONED  
WAREHOUSE / OFFICE

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](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

Christine McManus, CCIM, SIOR | 239-777-2020 | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)

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## OFFERING SUMMARY

<u>SUITE #</u>	<u>SQUARE FOOTAGE</u>	<u>BASE RENT</u>	<u>2025 CAM</u>	<u>EST. MONTHLY PAYMENT</u> <u>Includes CAM</u>
1	3,026	\$20.00	\$3.65	\$5,963.74
3	5,356	\$19.00	\$3.65	\$10,109.45
4	7,190	\$19.00	\$3.65	\$13,571.13

YEAR BUILT:

**2003**

ZONING:

**IL (light industrial)**

CEILING HEIGHT:

**28'**

ROLL UP DOORS:

**16' X 16'**



*In the Greyhound Commerce Park, located just off Bonita Beach Road just east of US41 and west of I-75*

### TWO-STORY OFFICE AND WAREHOUSE

A standout opportunity in Bonita Springs. The space features 28' high warehouse space with insulated ceilings, fully air conditioned, high-end office finishes, full kitchen, 2 rollup bay doors with electric openers, fenced side and rear with separate gates and ability to drive around building.

**CONTACT** 📞 **(239) 777-2020**



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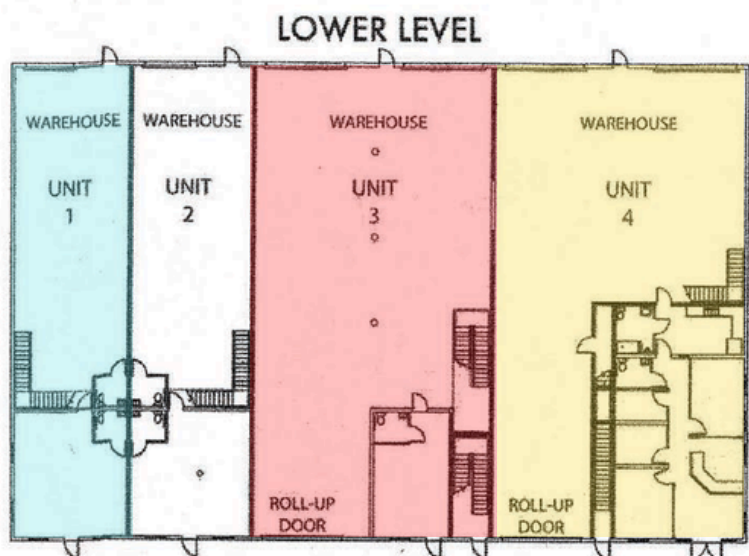
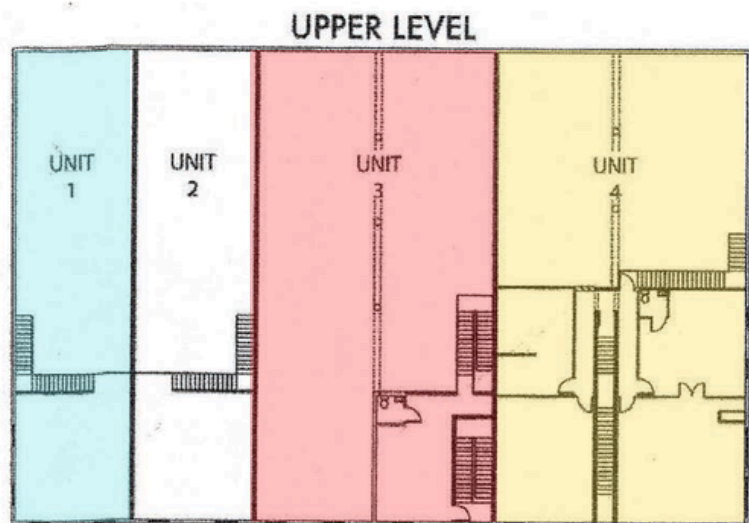
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**18,598 TOTAL SF**

## UNIT 1

(2 restrooms / 1 - 10' X 12' garage door)

1ST FLOOR OFFICE	654 SF
2ND FLOOR OFFICE	626 SF
WAREHOUSE	<u>1,746 SF</u>
TOTAL	3,026 SF

## UNIT 2

(2 restrooms / 1 - 10'X 12' garage door)

1ST FLOOR OFFICE	654 SF
2ND FLOOR OFFICE	626 SF
WAREHOUSE	<u>1,746 SF</u>
TOTAL	3,026 SF

## UNIT 3

(2 restrooms / 3 - 16' X 14' garage doors)

1ST FLOOR OFFICE	426 SF
2ND FLOOR OFFICE	426 SF
WAREHOUSE	<u>4,504 SF</u>
TOTAL	5,356 SF

## UNIT 4

(3 restrooms / 1 shower / 3 - 16' X 14' garage doors)

1ST FLOOR OFFICE	1,514 SF
2ND FLOOR OFFICE	2,230 SF
WAREHOUSE	<u>3,446 SF</u>
TOTAL	7,190 SF



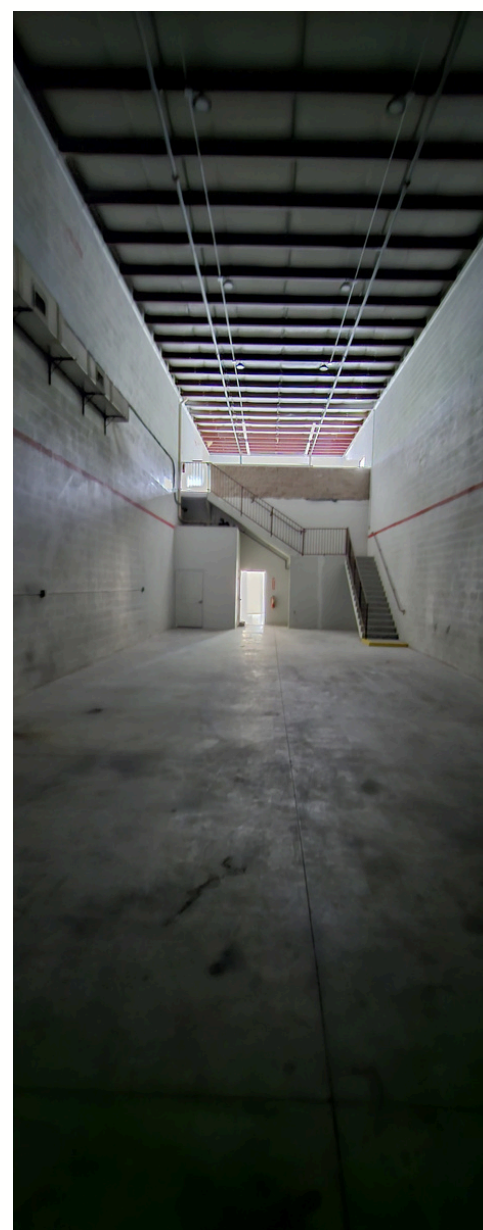
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