

# PRIME NAPLES AIRPORT AREA INDUSTRIAL/FLEX SPACE

4776 RADIO ROAD, NAPLES, FL 34104

## FOR LEASE



<b>LEASE RATE:</b>	\$25.00 PSF Gross
<b>SIZE:</b>	1,200± SF
<b>ZONING:</b>	C5 – Commercial ( <i>Collier County</i> )
<b>OH DOORS:</b>	14' x 13' Overhead Door
<b>CLEAR HEIGHT:</b>	20'

### ■ PROPERTY OVERVIEW

This well-located 1,200± SF industrial/flex unit offers exceptional functionality for a wide range of business operations. Designed for light industrial, contractor, service, storage, or flex uses, the space features approximately 20' clear height and a 14' x 13' overhead door, providing efficient access and versatile workspace capabilities. The unit is fully air-conditioned and includes a private restroom, making it comfortable and move-in ready for day-to-day operations. Zoned C-5, the property allows for numerous permitted commercial, industrial, and storage-oriented uses. The complex is gated and offers secure, easy access for tenants. Professionally maintained and locally owned, the property provides responsive management and operational flexibility.

#### CONTACT:

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Commercial Real Estate Consultants, LLC  
Florida Licensed Real Estate Broker

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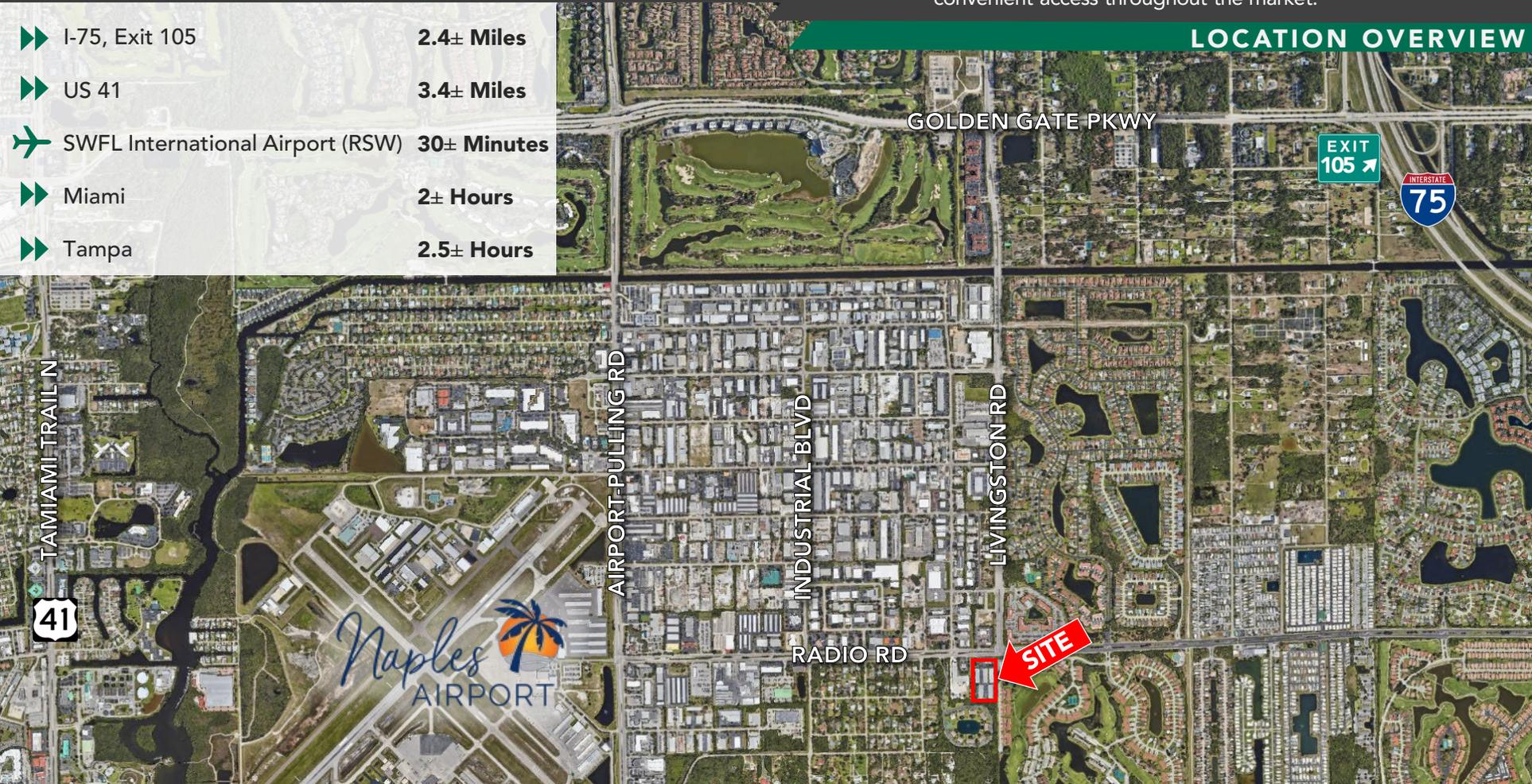
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Strategically positioned at the intersection of Radio Road and Livingston Road, the property provides direct access to major east-west corridors and is just minutes from Naples Airport. This prime central Naples location offers excellent connectivity for service-based and distribution-oriented businesses, with convenient access throughout the market.

## LOCATION OVERVIEW

## DISTANCES

▶▶ I-75, Exit 105	2.4± Miles
▶▶ US 41	3.4± Miles
▶ SWFL International Airport (RSW)	30± Minutes
▶▶ Miami	2± Hours
▶▶ Tampa	2.5± Hours



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