

FOR LEASE

1085 BUSINESS LANE



1085 Business Lane NORTH NAPLES, FL

Total SF:	2,760 sq. ft.
Office SF (1st):	832 sq. ft.
Office SF (2nd):	964 sq. ft.
WHSE:	964 sq. ft.
Base Rent (psf):	\$16.00 NNN
CAM (psf):	\$3.30 (est. 2024)
Total Monthly PMT:	\$4,51.78 (incl. tax)

Welsh is proud to present a pristine light industrial office/warehouse unit in the high-growth North Naples submarket. The site is located just off of Old US 41 with quick and easy access to both US 41 and I-75.

This unit includes a 2nd floor office area that may be opened up to allow for a broad variety of uses. The roll-up door is 14' high which is rare for this market. The property is versatile with parking in both the front and rear.

The information contained herein was obtained from sources deemed reliable, and is subject to errors, omissions, and change or withdrawal without notice. Welsh Companies FL, Inc. makes no guarantees, warranties, or representations as to the completeness and accuracy thereof.

Contact:

Jim Doane jimd@welshfl.com
(239) 777-4744

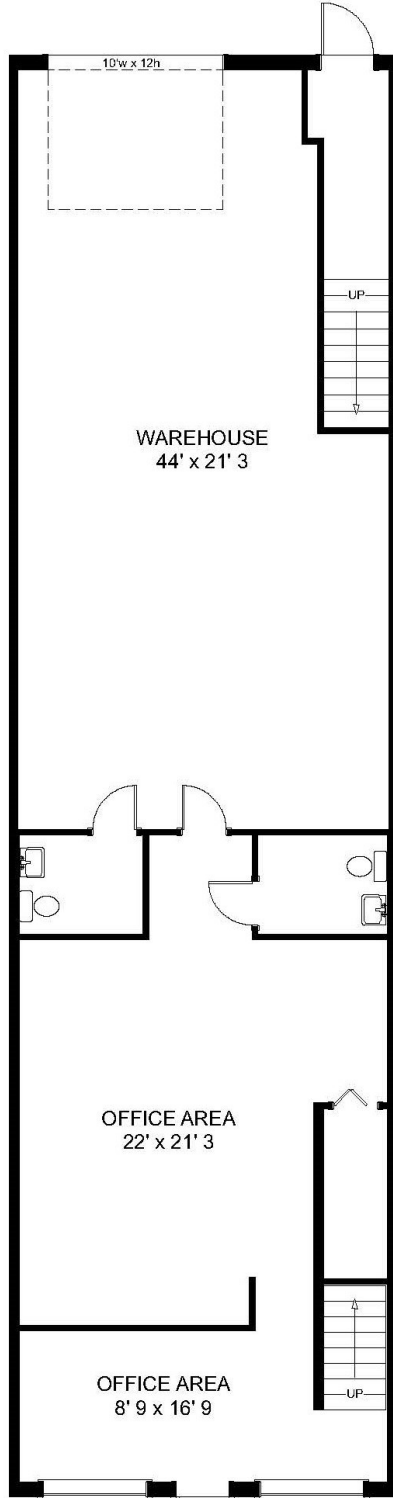
Welsh Companies FL, Inc.
Licensed Real Estate Broker
2950 Tamiami Trail N., Suite 200
Naples, FL

(239) 261-4744
www.welshfl.com



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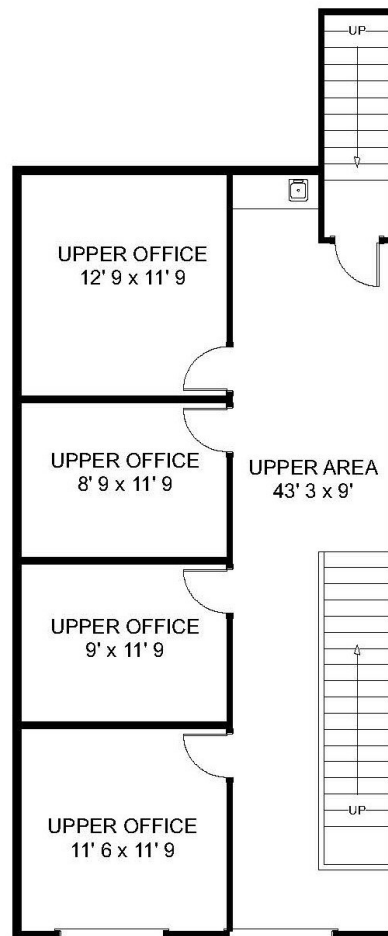
1085 BUSINESS LANE



1085 BUSINESS LANE SUITE 9 NAPLES, FL

Office Area	832 sq. ft.
Warehouse	964 sq. ft.
Upper Area	964 sq. ft.

TOTAL AREA 2760 sq. ft.



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