

**4227** ENTERPRISE AVE  
NAPLES, FL 34104

**UNIT  
E**

**UNIT  
K**

**DEMISABLE**

**1<sup>ST</sup> YEAR LEASING INCENTIVES**  
AVAILABLE WITH 5-YEAR LEASE

# INDUSTRIAL WAREHOUSE FOR LEASE

## PROPERTY HIGHLIGHTS

- Rare dock-high warehouse in Naples Production Park (30 total overhead doors)
- Competitive lease rates with flexible suite sizes and terms
- 17' Clear Height
- 3-Phase Power
- CBS construction with precast, pretensioned concrete ceiling
- Recent renovations with hurricane impact upgrades (Impact windows, new exterior paint, interior lighting, fresh blacktop, professional landscaping and more)
- Convenient access to I-75, major north-south corridors and Naples Airport

### AVAILABLE SPACE

Unit E: 2,350± SF  
Unit K: 2,500-7,500± SF

### LEASE RATE

Unit E: \$17.00/SF NNN  
Unit K: Call for Details

### ZONING

I - Industrial  
[Click Here for Uses](#)

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







## **UNIT E**

2,350± SF

### **PROPERTY HIGHLIGHTS**

- Three (3) Dock High Doors
- Loading Ramp on East Side
- Straight Job Loading Docks on West Side

### **LEASE DETAILS**

UNIT	E
SIZE (SF)	2,350
LEASE RATE (PSF)	\$17.00
MONTHLY BASE RENT	\$3,329.17
OPEX (PSF)	\$6.83
MONTHLY OPEX	\$1,337.54
TOTAL MONTHLY RENT	\$4,666.71





## **UNIT K**

7,500± SF

### **PROPERTY HIGHLIGHTS**

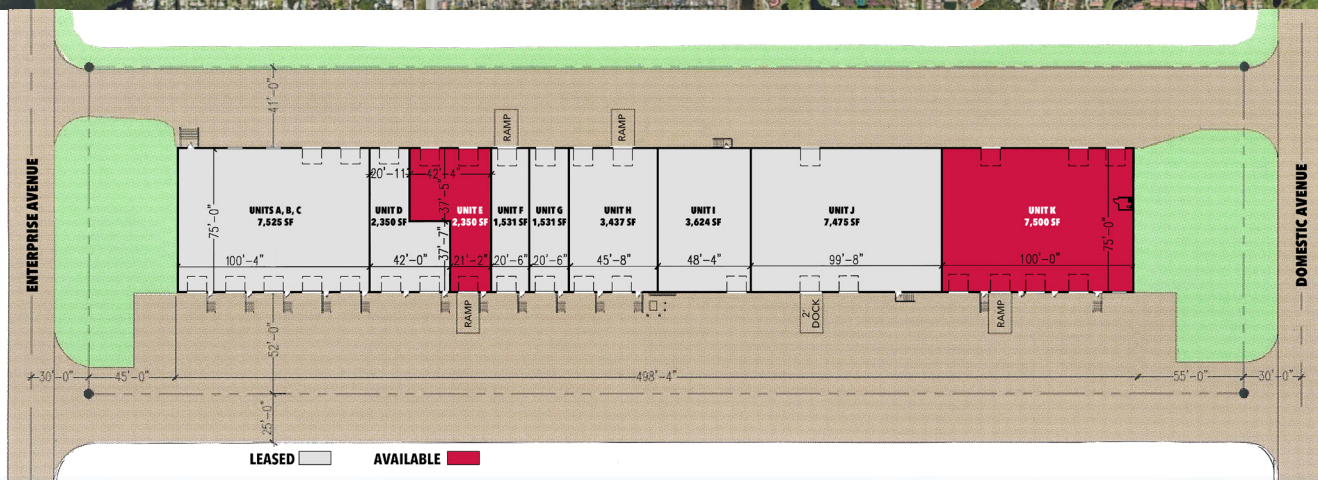
- Seven (7) Dock High Doors
- Loading Ramp on East Side
- Straight Job Loading Docks on West Side
- Fully Air-Conditioned Warehouse Space
- Owner Willing to Build-out Office with a Long-term Lease

### **LEASE DETAILS**

UNIT	K
SIZE (SF)	2,500-7,500 SF <i>Can Be Demised</i>
LEASE RATE (PSF)	Call For Details



Strategically located in the heart of Naples' industrial corridor, just east of Airport-Pulling Road. The property is 2.4± miles from the Golden Gate Parkway/I-75 interchange, with convenient access to regional commercial hubs and Naples Airport.



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