

# FOR SUBLEASE – FLEX/WAREHOUSE

1501 Rail Head Boulevard, Naples FL 34110

**6,000 SF FOR  
SUBLEASE**



## AVAILABLE SPACE

Size (SF)	Base Rate	OPEX	Sales Tax	Total Monthly
6,000	\$18.44/SF	\$4.00/SF	\$224.40 (2%)	\$11,444.00



## PROPERTY HIGHLIGHTS

- Sublease Expires February 2026
- 2023/2024 Renovations: New roof, exterior paint and re-paved parking lot
- Extensive office/showroom improvements
- Fully Air-Conditioned Building
- 15' Warehouse Ceiling Height
- Two 10' Bay doors in Warehouse
- Truck-well Loading Dock
- 220v power at 200Amps

LISTING BROKERS:

### JAMES WALLS

Vice President

☎: 239. 230. 2264

☎: 973. 704. 6240

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

### MICHAEL MAHAN

Vice President

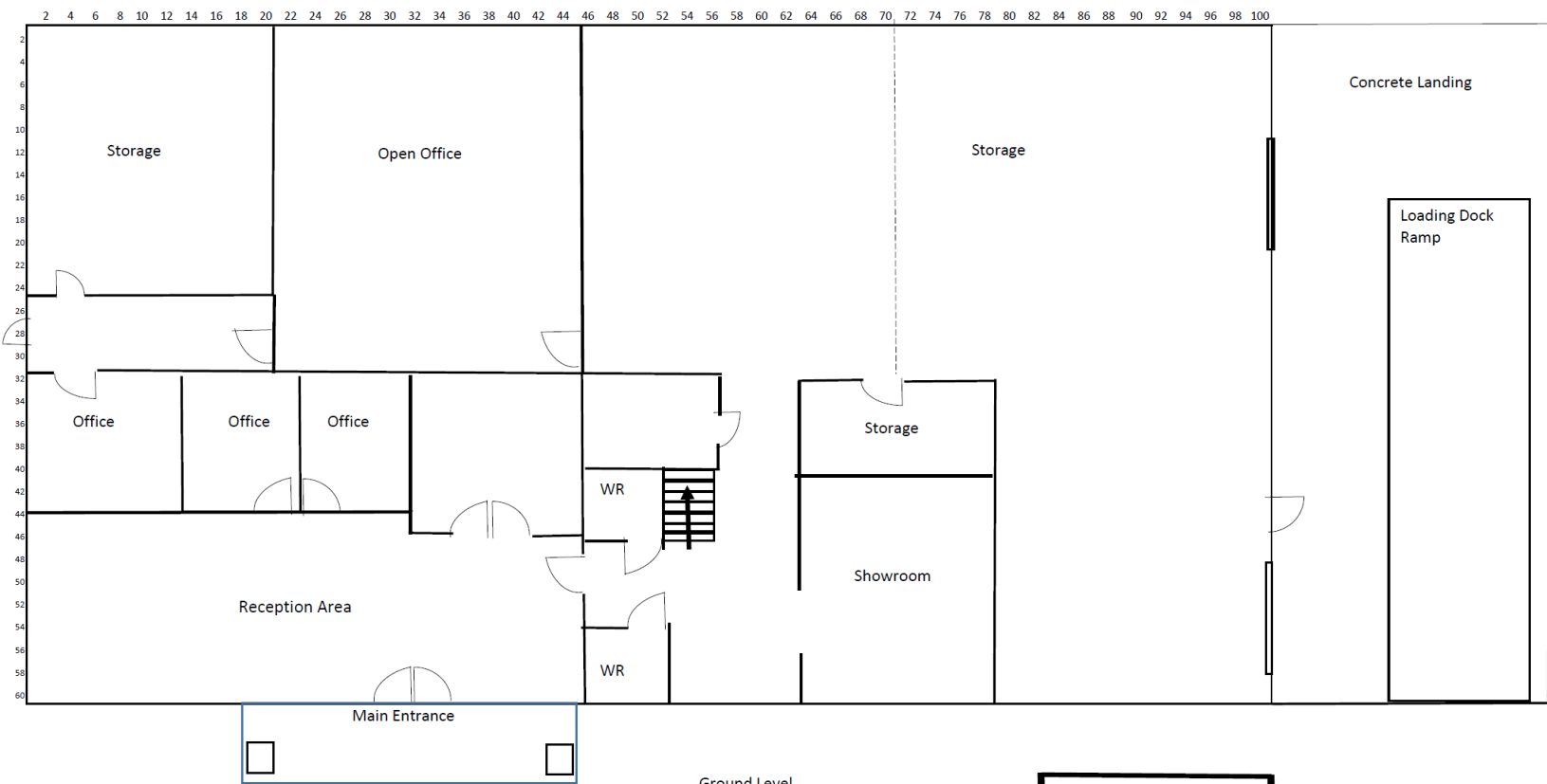
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[mmahan@lee-associates.com](mailto:mmahan@lee-associates.com)

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Pravada 1501 Rail Head Blvd  
Total Square Footage  
Ground Level 6000 Sq Feet  
Upper Level 576 Sq Feet

Ground Level

Garbage BIN

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Truck well Loading Dock

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