

4406 ARNOLD AVENUE FOR LEASE



9,200 SF Freestanding Industrial Building with 3 Phase Power

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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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
Licensed Real Estate Broker

OFFERING SUMMARY

GROSS RENT: \$15.00 PSF (\$11,500/mo.)

BUILDING SIZE: 9,200 SF

LOT SIZE: .50 acres 110' X 200'

CONSTRUCTION: Concrete Block

GARAGE DOOR: 12'W X 14' H

OTHER:

- 3 phase power available
- New roof 2024
- East yard fenced with gate
- Tenant pays for proportionate share of electric / water
- Tenant responsible for their own insurance

click here!



Google
Maps

SALES AGENT



Christine McManus CCIM, SIOR
Principal



FOR MORE INFORMATION:

Christine McManus / christine@ipcnaples.com

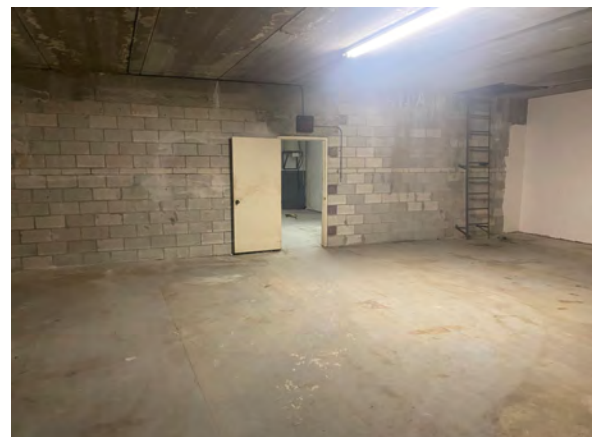
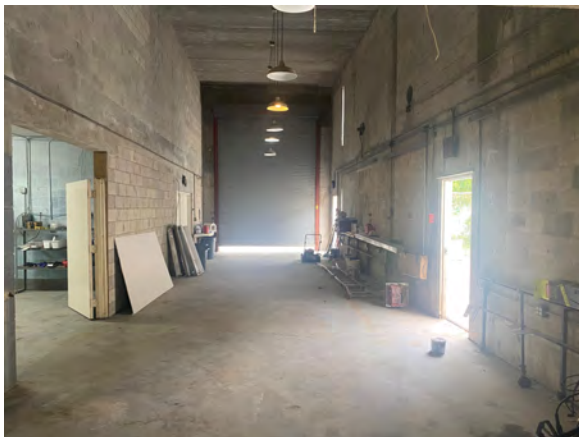
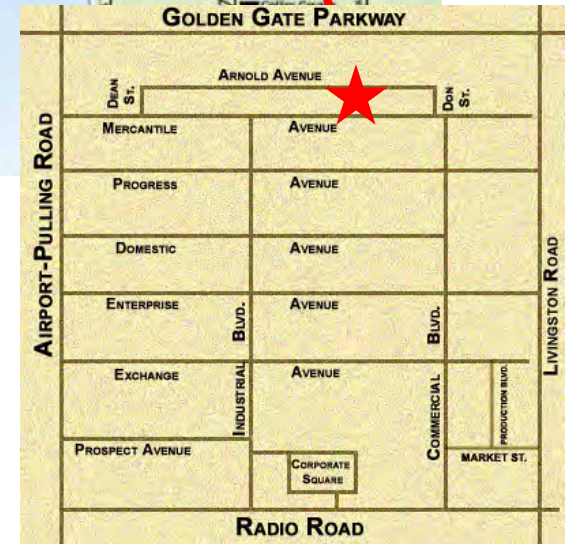
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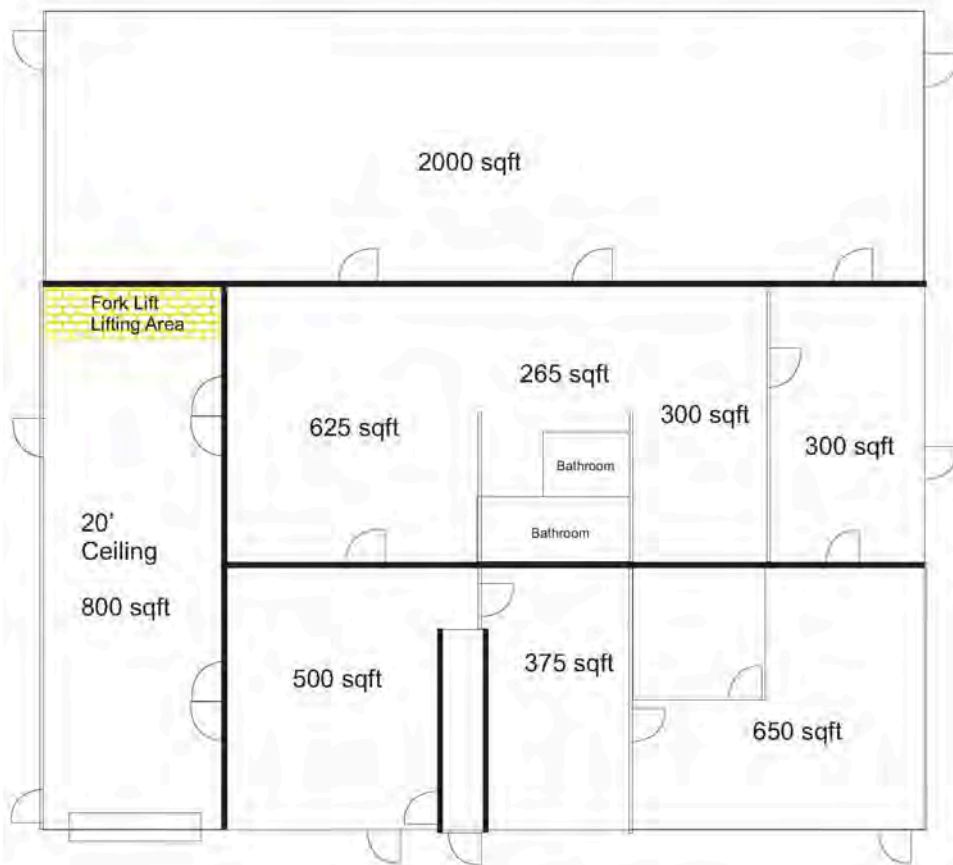
BUILDING INTERIOR & MAPS





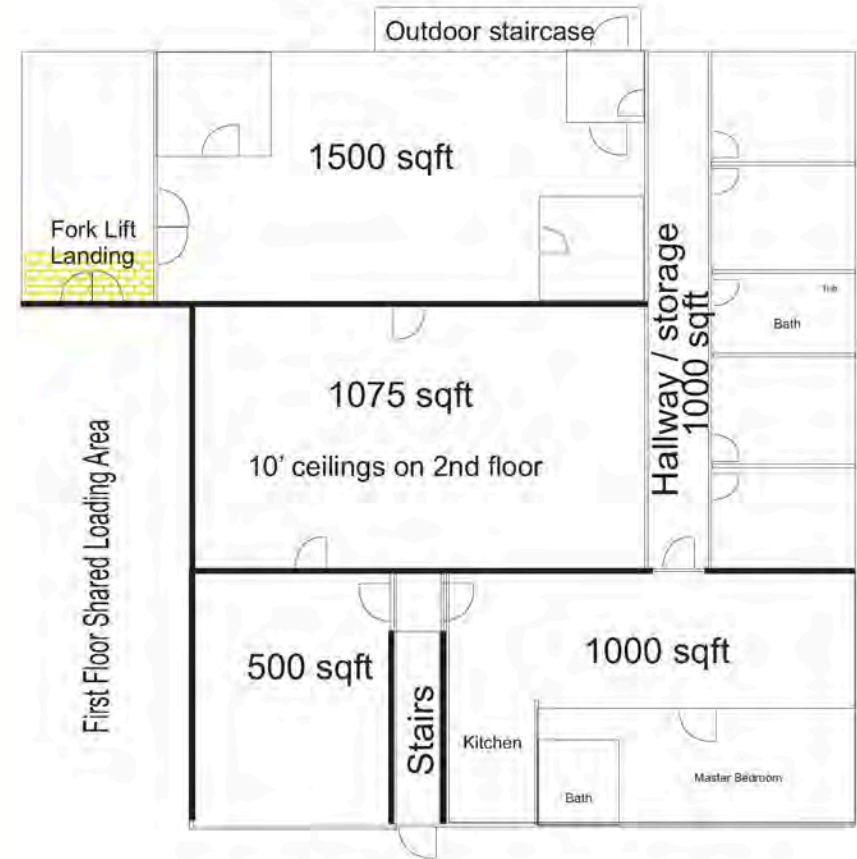
FLOOR PLAN & SITE PLAN

FIRST FLOOR



10' ceiling on first floor except 800 sqft bay which is 20'

SECOND FLOOR



Includes side yard with gated entrance