

 THE BONITA
FOUNDRY

BY FORAGER

THE PADDOCK

A LEGACY ASSET,
BUILT TO EVOLVE



BUILT TO EVOLVE WITH YOU

The Paddock at the Bonita Foundry offers a rare opportunity to own one or more of 37 luxury storage condominiums within Southwest Florida's preeminent commercial campus.

Each unit is designed for form and function, blending premium construction with flexible interiors suited to your lifestyle. Whether for personal storage, display or private use, The Paddock is purpose-built to evolve with you.



WITHIN THE BONITA FOUNDRY

Enhances value with shared amenities, community prestige, and long-term asset appreciation. Fully gated to ensure security.



BUILT WITH PURPOSE

Pre-cast concrete built to FEMA standards ensures insurability, security and peace of mind.



DESIGNED FOR FLEXIBILITY

Fully customizable units with thoughtful mechanical, electrical and plumbing for convenience and flexibility.



CRAFTED FOR YOUR LIFESTYLE

Perfect for collectors, creatives, seasonal residents, and anyone seeking secure long-term storage.



ELEVATED WITH A MEZZANINE

Each unit includes a customizable mezzanine—the perfect setting for a lounge, office or gallery overlooking your prized possessions.

UNLIMITED POSSIBILITIES

Premium units are combinable and fully customizable to suit your specific requirements. Each unit is delivered with finished walls and concrete flooring, an oversized drive-in door, HVAC, fiber internet, plumbing on both levels and 200 AMPs of power.

The Paddock will be fully fenced and gated for secure 24/7 access. Units, common areas and drive isles have been thoughtfully laid out for ease of maneuverability and circulation.

A PRIME LOCATION

Centrally located on Old U.S. 41 in Bonita Springs, with ease of access to Naples and Fort Myers, the Paddock is situated in close proximity to thriving retail, downtown Bonita Springs and top-tier communities.

SWFL International Airport (RSW) | 25–30 mins

Downtown Naples | 30–35 mins

Coconut Point | 5 mins

Bonita Bay | 10 mins

Ritz Carlton Residences, Estero | 8 mins

Mediterra | 12 mins

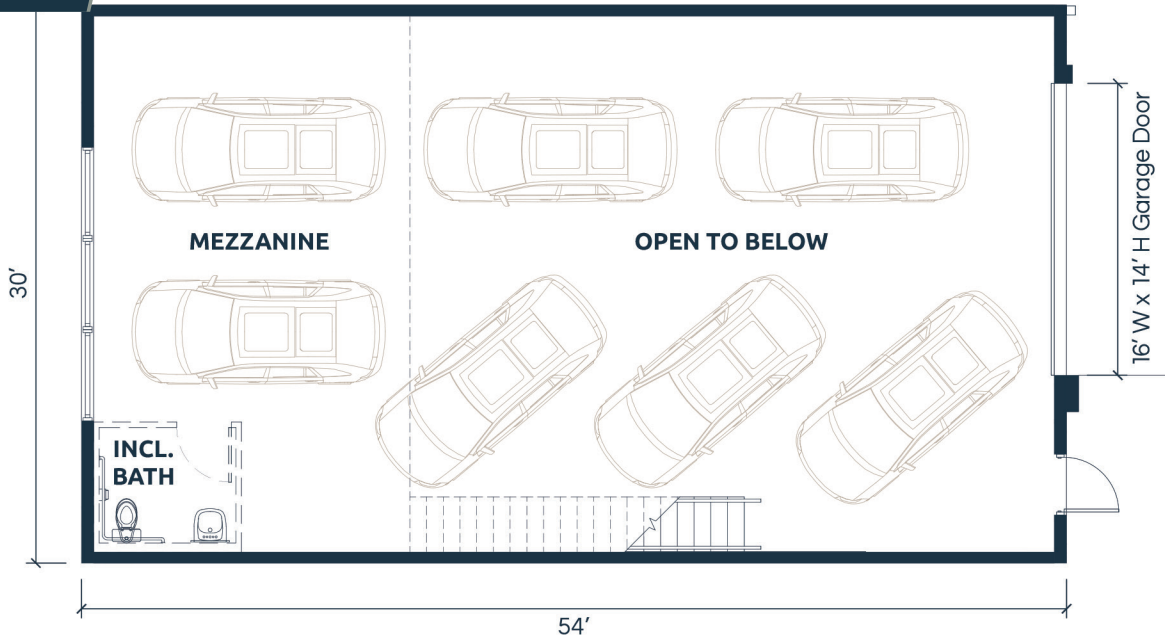
Talis Park | 15 mins

Pelican Landing | 5 minutes

PADDOCK SITE PLAN



SAMPLE UNIT LAYOUT





BUILT FOR ENTHUSIASTS, COLLECTORS AND CREATORS



CAR COLLECTORS & MOTORSPORTS ENTHUSIASTS

Private, climate-controlled space to store, showcase and work on your collection



SEASONAL RESIDENTS

Maintain year-round control over your personal assets, without cluttering your home or storage unit



RV, BOAT & GEAR OWNERS

Keep your lifestyle gear secure and climate-ready with ample room and infrastructure to suit your setup

DELIVERED READY. BUILT FOR WHAT'S NEXT.

STRUCTURE AND SHELL

Demising walls to be 6-inch steel stud, accompanied with sound insulation and fire-rated drywall

Exterior walls to be pre-cast concrete construction

Oversized 16' W x 14' H overhead drive-in door

FLOOR

Concrete slab poured and leveled to a consistent, single plane

CEILING

Open ceiling with exposed steel decking and joists

PLUMBING

Stubbed and capped sanitary drain, vent lines and cold water supply at rear wall and beneath mezzanine zone

Restrooms in every unit

HVAC

Rooftop HVAC units provided and installed

Supply and return duct risers stubbed into the unit envelope

SECURITY

Fully fenced and gated within
The Bonita Foundry

ELECTRICAL

200-amp, 3-phase

FIRE PROTECTION

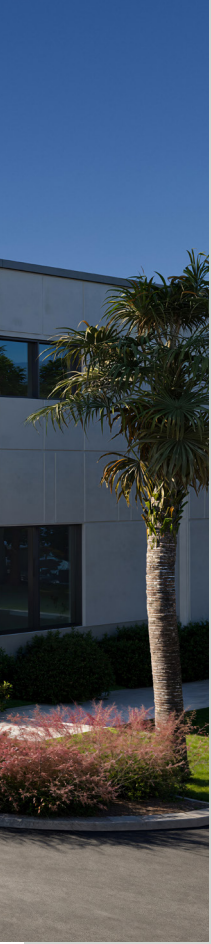
Shell-level sprinkler system and fire alarm devices

UTILITIES AND METERING

All utilities sub-metered for each unit

MEZZANINE

Exposed, steel stairs lead to structural loft space with limitless possibility



YOUR QUESTIONS, ANSWERED

WHEN CAN I OCCUPY MY UNIT?

Early 2027.

WHAT UNIT SIZES ARE AVAILABLE?

Units range in size from +/- 2, 20 to 2,119 square feet.

CAN I INSTALL A MEZZANINE OR SECOND LEVEL?

Yes—each unit will be delivered with a customizable mezzanine spanning approximately 500 square feet—with optional 14' clear height

IS THE PROPERTY SECURED AND GATED?

Yes — The Paddock at the Bonita Foundry is fully enclosed and protected by motorized gates.

WHAT'S INCLUDED IN THE INTERIOR DELIVERY?

See specifications on page 5.

ARE CLIMATE-CONTROLLED OPTIONS AVAILABLE?

Yes. HVAC units are supplied and installed.

HOW DO I CUSTOMIZE MY UNIT(S)?

Buyers have the flexibility to work with Forager on a custom build-out package or handle it independently.

CAN I LEASE MY UNIT TO SOMEONE ELSE?

Yes.

IS OUTSIDE STORAGE PERMITTED?

No. Storage must remain within the unit.

IS THE PADDOCK SAFE FROM FLOODING?

Yes—the site is engineered for compliance with stormwater and FEMA elevation standards.

ARE SPRINKLERS AND FIRE ALARMS INCLUDED?

Yes—all units in The Paddock are fully-sprinklered and monitored for fire protection.

WILL THERE BE PRIVATE PARKING?

Each unit includes dedicated private parking.

WHAT'S COVERED BY THE CONDO FEES?

Shared expenses including common area maintenance, insurance and property management.

HOW ARE REAL ESTATE TAXES HANDLED?

Units are taxed individually, and paid directly by purchaser.

WHAT ARE THE INSURANCE REQUIREMENTS?

Owners insure their interior contents and improvements. The condominium association covers building structure and shared areas.



FORAGER

Forager specializes in developing and redeveloping high-value infill commercial properties, with a focus on flex-commercial and logistics assets. Each project is designed for durability and long-term value, with the goal of making a lasting contribution to the communities it serves.

The Paddock is a natural evolution of Forager's design-forward industrial ethos—a lifestyle product offering owners both function and flexibility, backed by well-built infrastructure and best-in-class management.

FORAGER



READY TO OWN YOUR SPACE?

Schedule a consultation and tour—and reserve today.

PROFESSIONAL GUIDANCE. LOCAL ROOTS.

Kyle Campins knows Southwest Florida because it's home. He listens closely to your goals, brings unmatched local expertise and ensures you always get a straight answer. Responsive and transparent, Kyle takes great care in your investment decision—helping you move forward with confidence and a clear path to success.

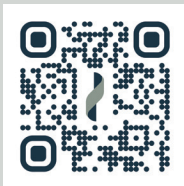
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