



Investment
Properties
Corporation

FOR SALE or LEASE - OFFICE / WAREHOUSE



9201 Brookwood Court #1 | BONITA SPRINGS, FL 34135

BERNWOOD INDUSTRIAL PARK



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

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



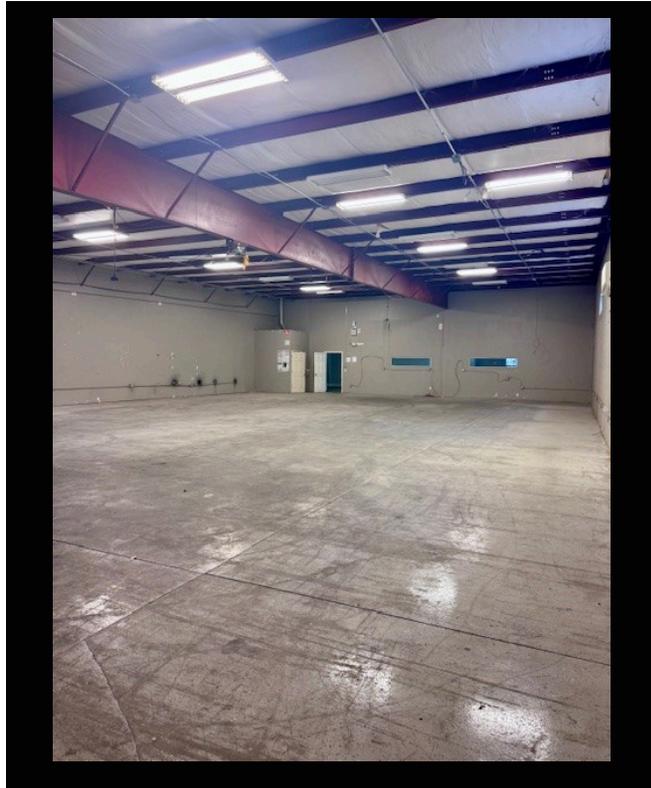
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OFFERING SUMMARY

<u>PRICE:</u>	\$1,450,000
<u>BASE RENT:</u>	\$18.00 PSF
<u>CAM (2026):</u>	\$5.11 PSF
<u>SIZE:</u>	5,055 total SF 1,150 SF office with ADA restroom 3,905 SF warehouse with ADA restroom
<u>YEAR BUILT:</u>	2002
<u>ASSOC. FEES:</u>	\$1,112 per month
<u>PARKING:</u>	7 designated spaces
<u>HEIGHT:</u>	Eave Height: 13.5' Center Height: 16'
<u>RE TAXES:</u> <small>2025</small>	\$12,484.84



This space features office / warehouse space with two split HVAC's in the warehouse and 220 electric with drop electrical cords. Ideal for businesses seeking exposure and convenience in a rapidly growing area.



CONTACT 📞 **(239) 777-2020**

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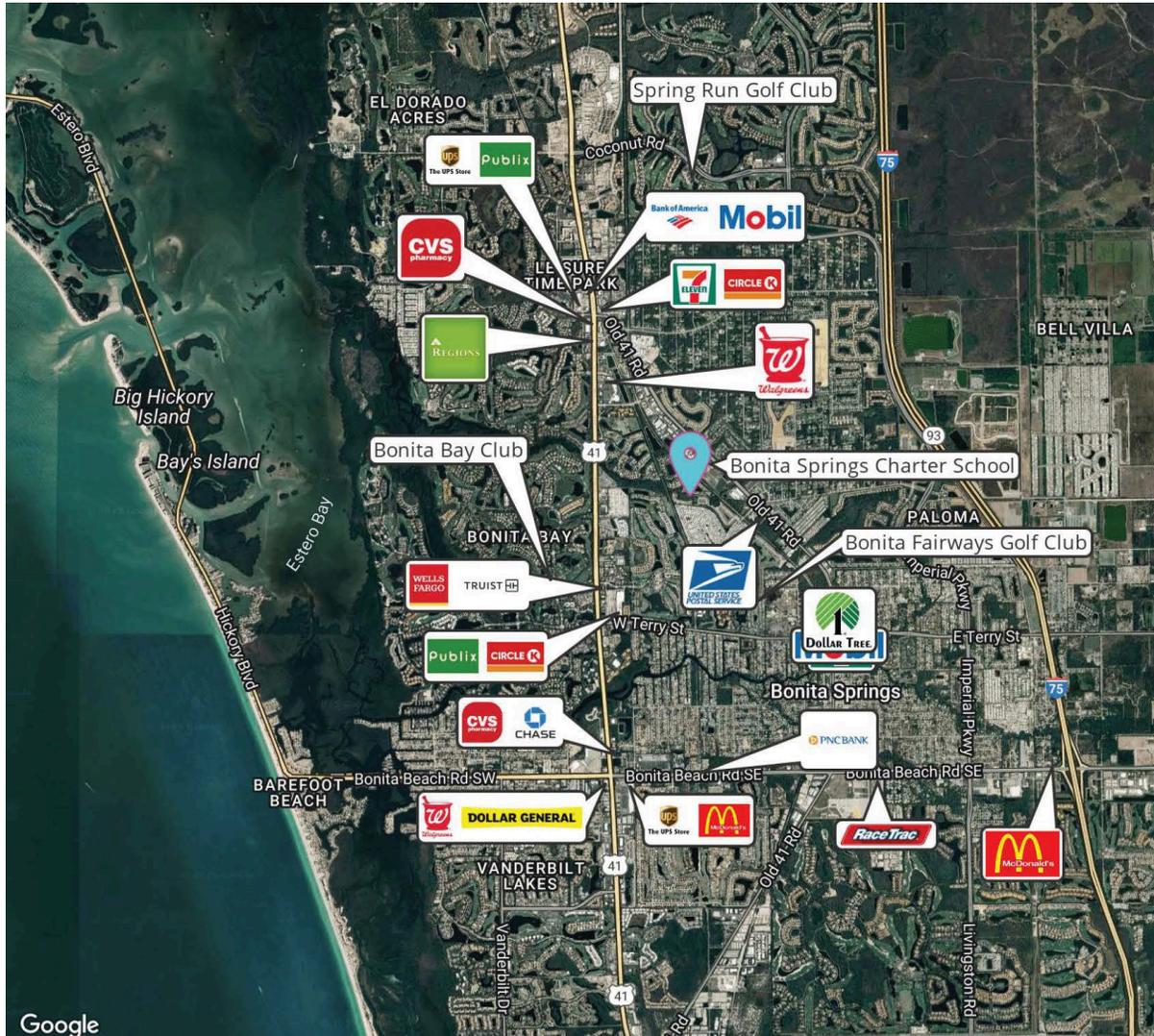




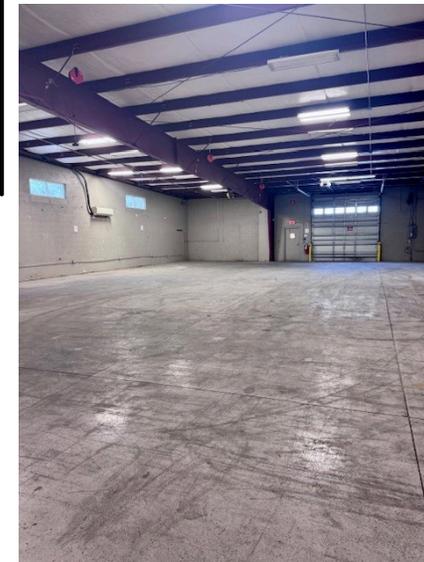
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