



Investment  
Properties  
Corporation

FOR SALE

📍 3960 Domestic Avenue, Naples, FL 34104

**FIRST TIME TO MARKET**



Concrete block building located in the desirable **Airport Production Park**. This 11,250 square foot facility is divided into 3 industrial suites, each with a restroom. Features of the property include 3 phase power, fully fenced grounds with electric gate, and 14' X 14' overhead doors. The building offers 21' center height and 50' deep bays. Built in 2001, its ideal for users and investors alike.





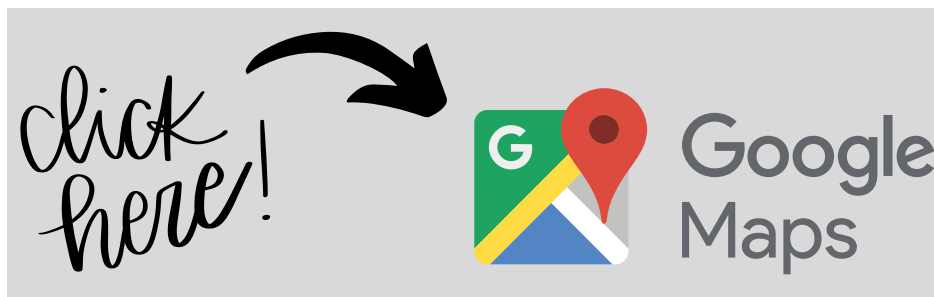
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# WAREHOUSE/OFFICE SPACE

 3960 Domestic Avenue, Naples, FL

## OFFERING SUMMARY

<u>PRICE:</u>	\$3,900,000
<u>BUILDING SIZE:</u>	11,250 total SF A. 5,000 SF office + restroom (lease ends August 2026) B. 3,125 SF + restroom C. 3,125 SF office + restroom with shower
<u>LAND SIZE:</u>	.76 acres
<u>ZONING:</u>	Industrial
<u>YEAR BUILT:</u>	2001
<u>OH DOORS:</u>	7 - 14' X 14'
<u>OTHER:</u>	3 Phase Power Automated Fence
<u>PARKING:</u>	27 +/- spaces
<u>CENTER HEIGHT:</u>	21'
<u>FLOOD ZONE:</u>	X
<u>RE TAXES:</u> 2025	\$17,825.86





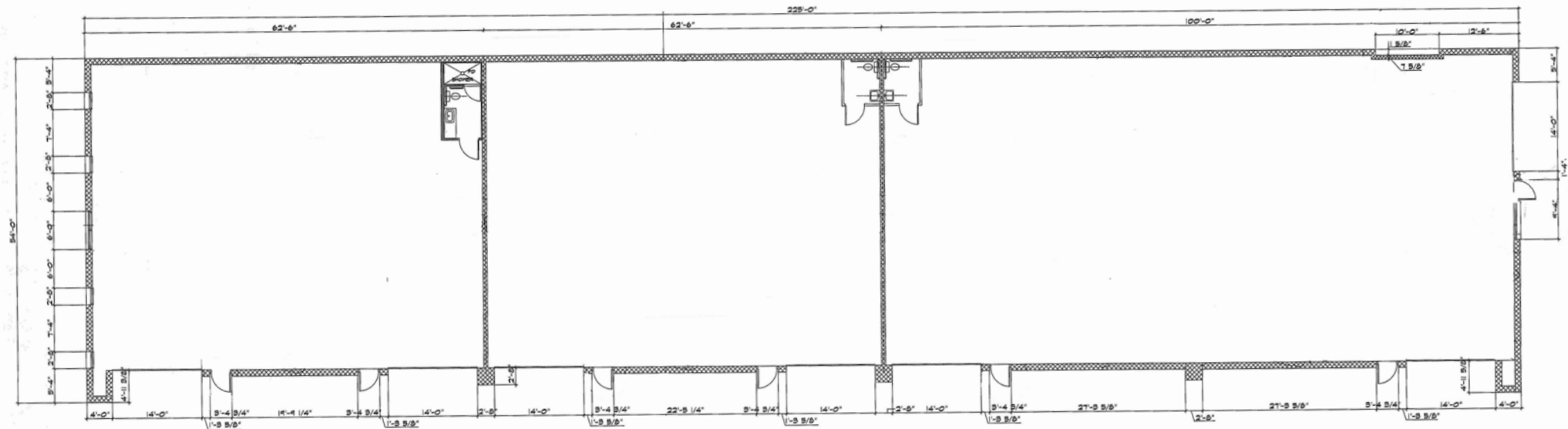
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## FLOOR PLAN









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