



**Investment
Properties
Corporation**

MANUFACTURING OPPORTUNITY - FOR LEASE

 3660 Arnold Ave | Naples, FL 34104



INDUSTRIAL BUILDING FOR LEASE IN NAPLES!

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

BASE RENT: \$23.11 NNN

RE TAXES: \$1.30 PSF
(2026)

INSURANCE: \$.99 PSF
(Subject to change in 2026)

TOTAL SF: 22,898 SF

This LEED-certified manufacturing facility, built in 2013, offers a total of 22,898 square feet of high-quality industrial space designed for efficiency and flexibility. The property features a 2,733 square foot mezzanine with elevator access, along with 2,783 square feet of well-appointed general and private office space.

The climate-controlled interior boasts 25-foot ceilings, fire sprinkler systems, and robust 3-phase power (110v/277v/480v), making it ideal for a wide range of operations. The building includes three restrooms, one equipped with a shower for added convenience.

The secure site is fully fenced with an electric gate and key fob access system, complemented by approximately 60 parking spaces. Two grade-level garage doors (8' x 10' and 16' x 12.5') provide easy loading and logistics support.

This modern, energy-efficient facility combines functionality, security, and sustainability—perfect for businesses seeking a turnkey industrial solution.



CONTACT (239) 777-2020

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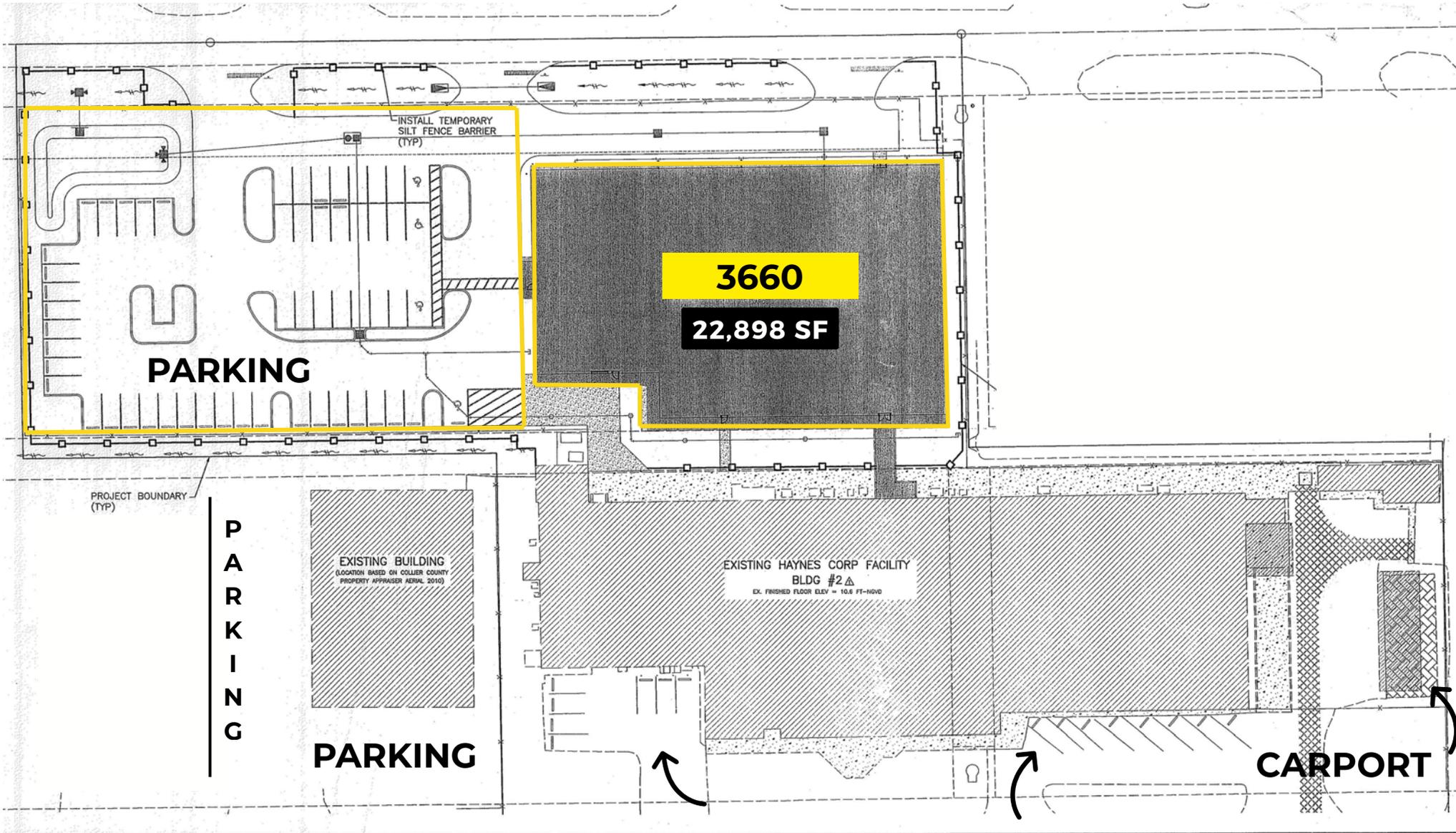




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ADDITIONAL PARKING

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3660 Arnold Ave

LEED CERTIFIED BUILDING

Year Built: 2013

22,898 SF Manufacturing Facility

- 2,733 SF Mezzanine with Elevator
- 2,783 SF General Office & Private Office
- Three Restrooms one w/ shower

Climate Controlled

Height: 25' Ceilings

Fire Sprinklers

Parking: 60 +/- Spaces

Key Fob System

Fully Fenced with Electric Gate

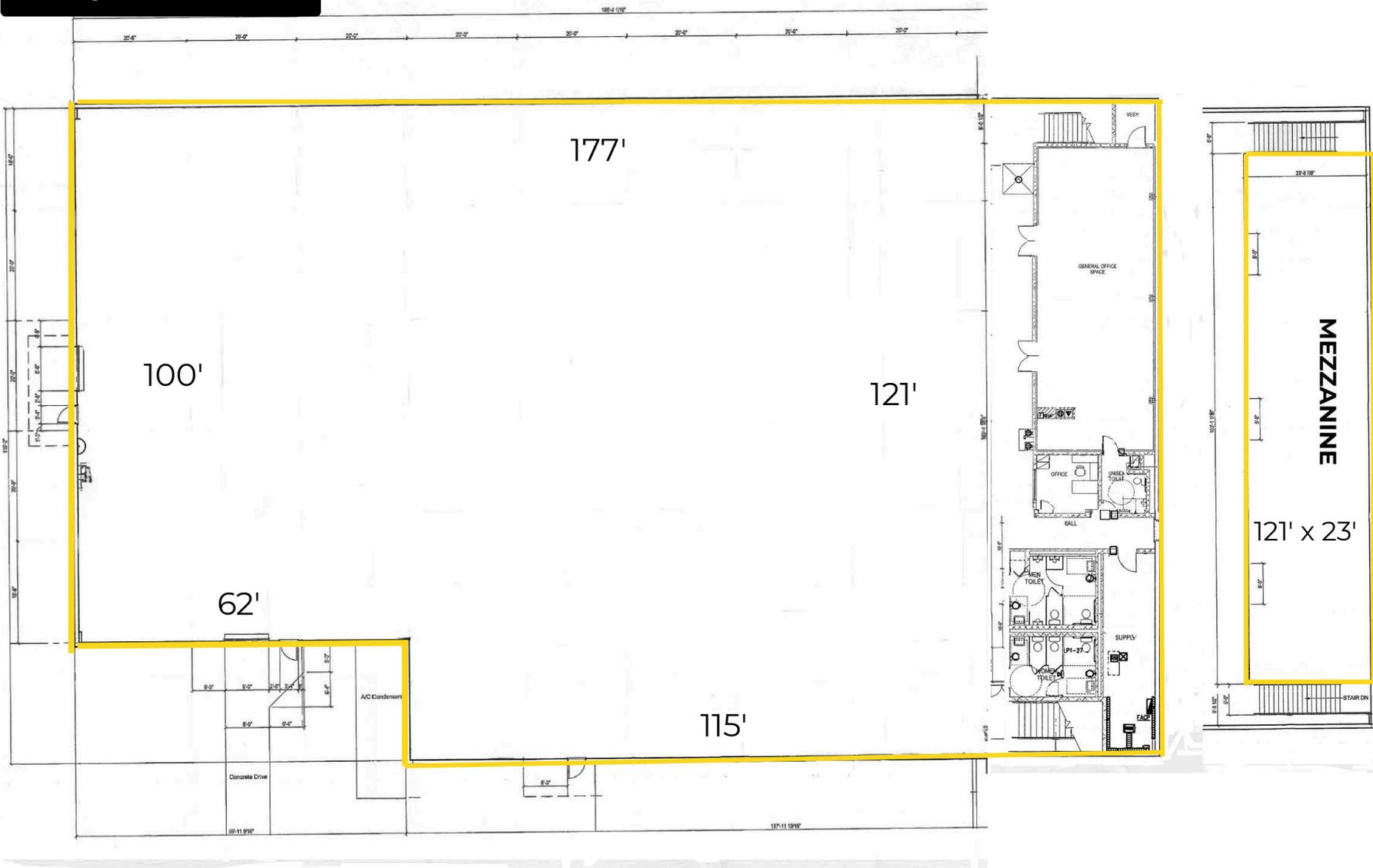
2 Garage Doors:

- 8W x 10H
- 16W x 12.5H

Power: 3Ph/110v/277v/480v



22,898 SF





Population

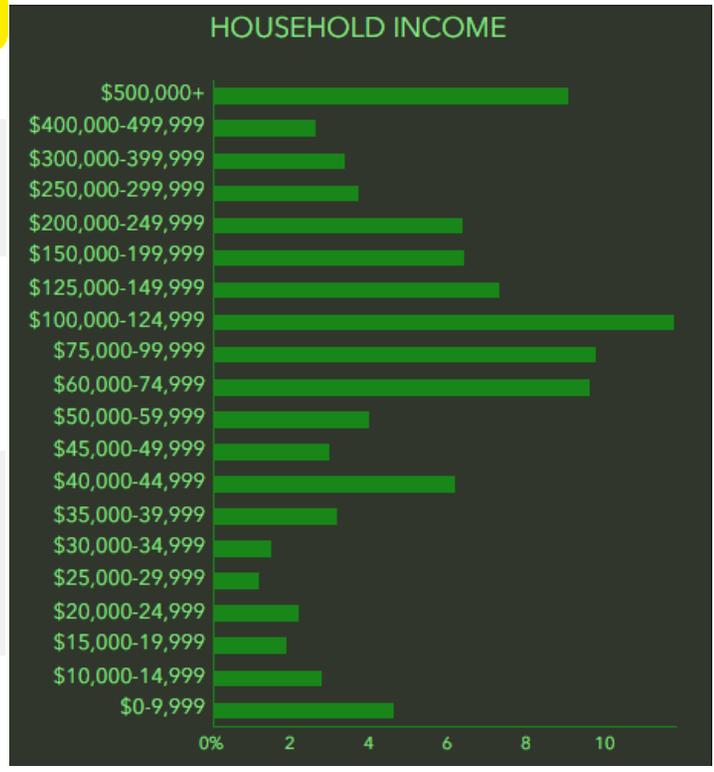
1 Mile Radius: 3,003
3 Mile Radius: 55,140
5 Mile Radius: 142,987

Top 25 Largest Businesses in the Area

100 or More Employees
\$10M+ Annual Sales Volume

Daytime Population

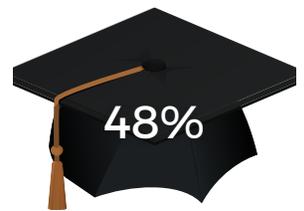
1 Mile Radius: 10,423
3 Mile Radius: 85,247
5 Mile Radius: 175,667



Located only 1.3 miles from Naples Airport.



Bachelor's Degree



Employees

1 Mile Radius: 9,283
3 Mile Radius: 58,600
5 Mile Radius: 100,000



Within a 3-mile radius from the property, there are 5,722 total businesses.
Within a 5-mile radius, there are 10,500 total businesses.

Graduate Degree





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