

# FOR LEASE - Flex Industrial Space

## Bonita Commerce Center

25150 Bernwood Drive, Bonita Springs, FL 34135



### OFFERING SUMMARY

Available SF: 922- 973 SF

Lease Rate: \$10.00 SF/yr (NNN)

Year Built: 2002

Ceiling Height: 16'

Building Size: 38,505 SF

Zoning: IPD

Submarket: Bonita Springs

### PROPERTY OVERVIEW

Industrial flex space near Old 41 and US 41. Located in the heart of Bonita Springs, in Bernwood Business Park. Convenient location to Lee and Collier County. The spaces are in excellent condition with option to lease flex space and/or warehouse space. Perfect location for an office or showroom.

### PROPERTY HIGHLIGHTS

- Immediate Occupancy Available with Many Improvements
- Warehouse/Storage Space Available
- Central Location to Both Lee and Collier County
- Abundant Parking
- Signage Available
- 25 Minutes to RSW International Airport
- Locally Owned & Professionally Managed

### Chad D. Commers, CCIM

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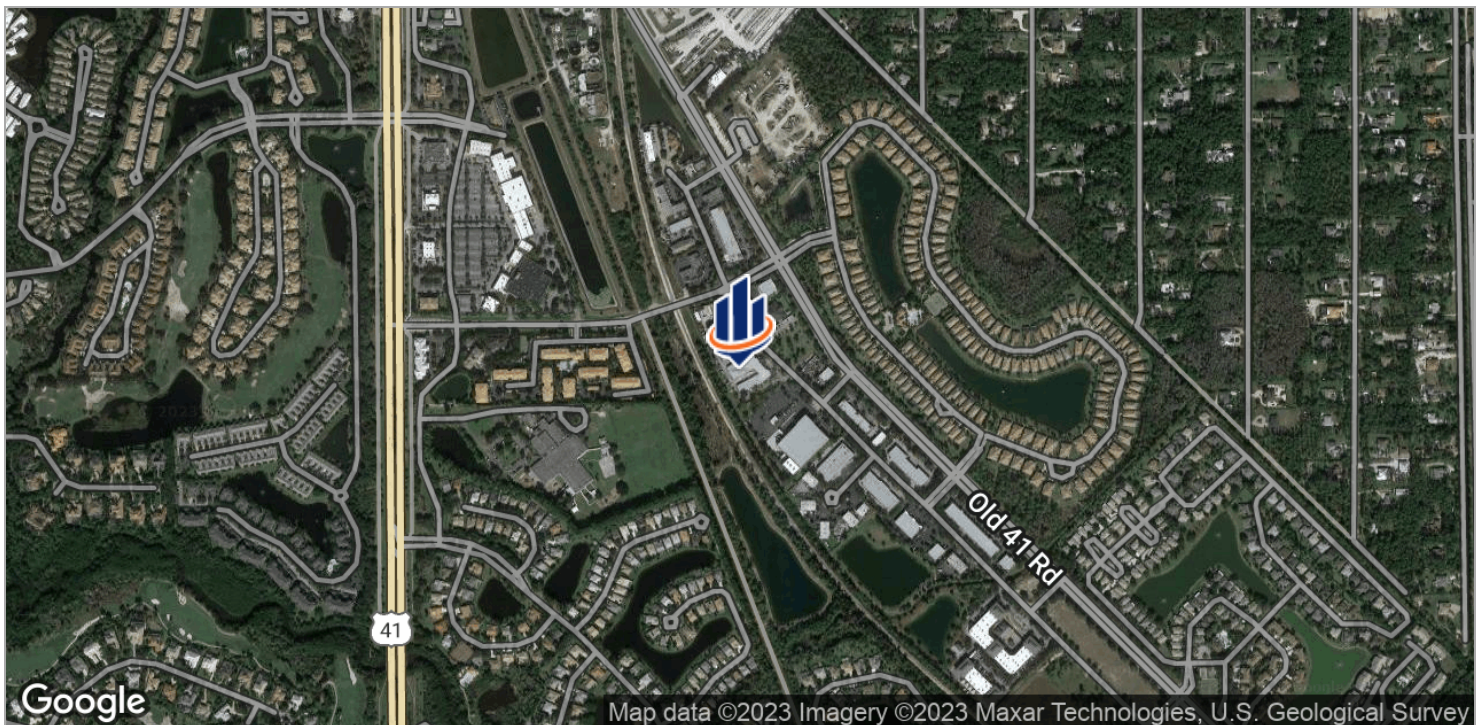
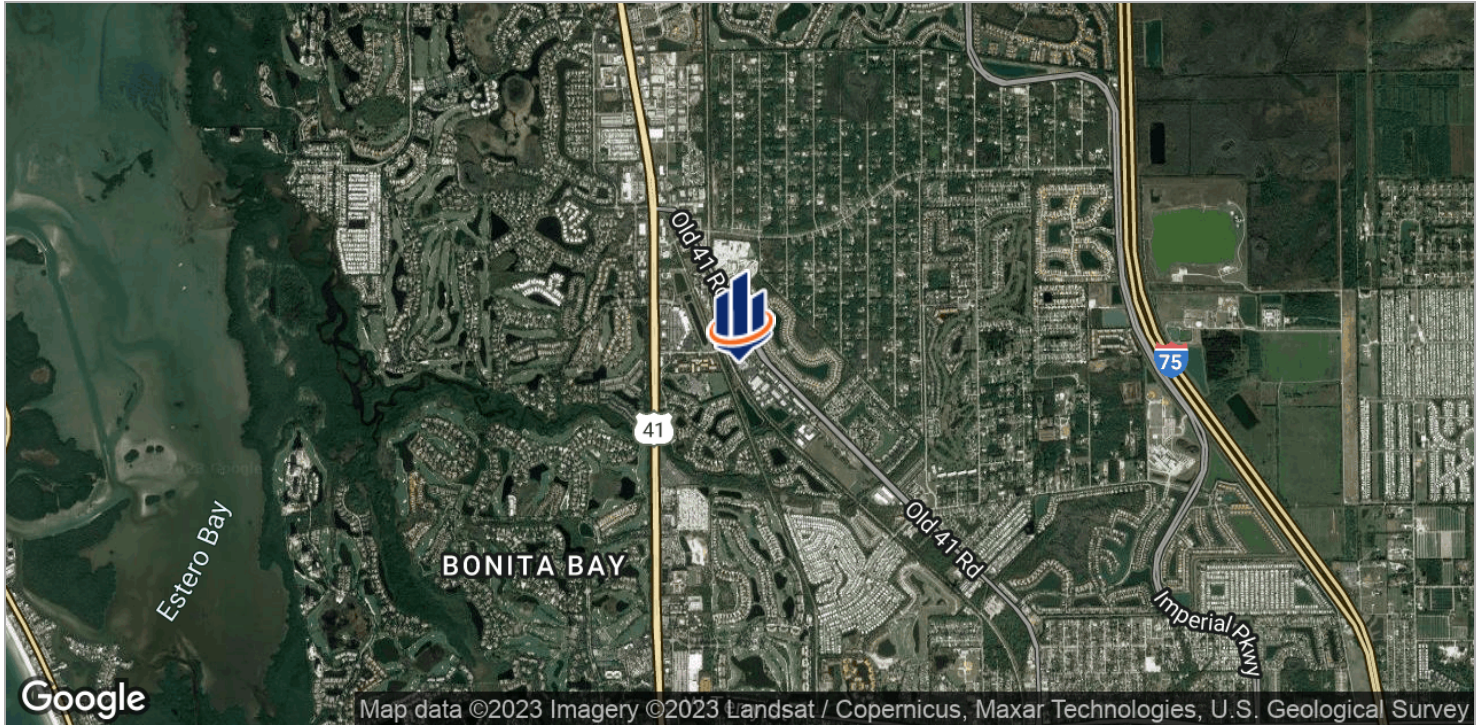
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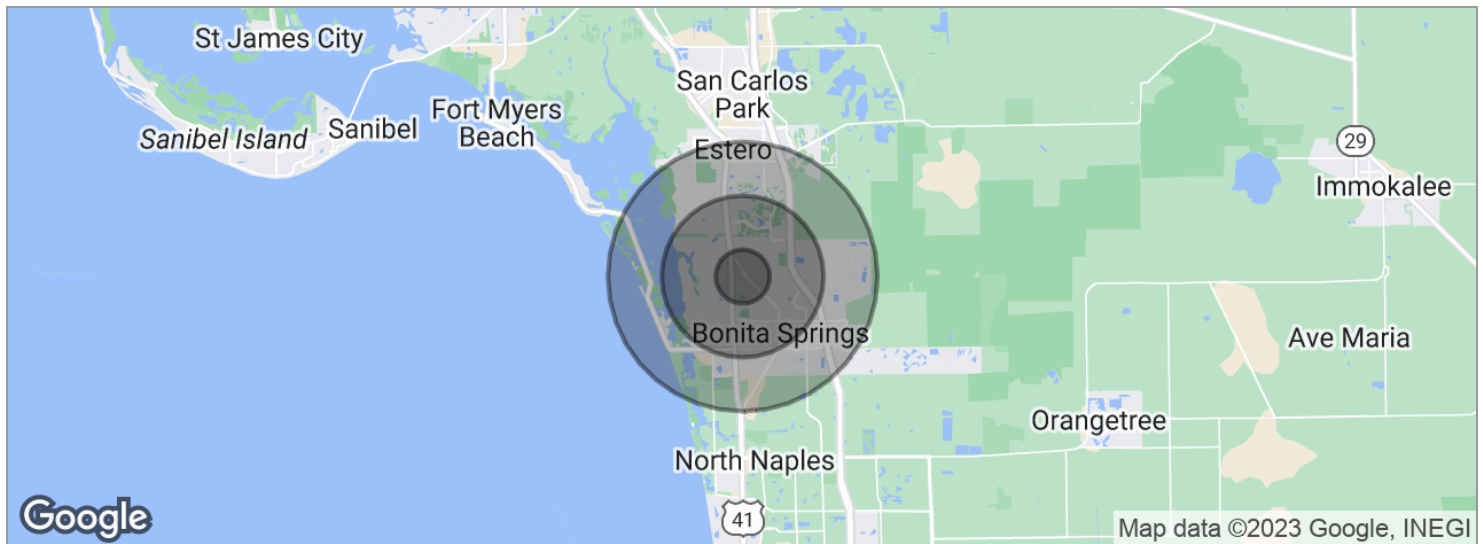


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,006	30,156	63,854
Median age	55.8	52.0	53.4
Median age [Male]	57.4	52.8	53.8
Median age [Female]	55.2	52.1	53.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,427	13,731	29,031
# of persons per HH	2.1	2.2	2.2
Average HH income	\$85,051	\$100,766	\$98,922
Average house value	\$311,608	\$319,087	\$321,363

*\* Demographic data derived from 2020 ACS - US Census*

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