

# FOR LEASE - Industrial Flex Space

## Linwood Commerce Center

2487 Linwood Ave, Naples, FL 34112



### OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Building Size: 11,280 SF

Year Built: 1990

Lot Size: 0.97 Acres

Zoning: C-5

Market: Naples

Submarket: East Naples

Traffic Count: ADT 35,134

### PROPERTY OVERVIEW

Rare C-5 Zoning, located near Davis Blvd and US 41 and directly across from Opera Naples and new development. Only 1.5 miles to 5th Ave, Naples Beach, near restaurants, hotels/resorts and grocery.

### PROPERTY HIGHLIGHTS

- 1.5 Miles to 5th Ave, Naples Beach and Naples Airport
- Convenient to shops, restaurants, resorts, beaches, marinas
- Unit has a roll up door
- Adjacent land is available for sale
- ADT 35,134 [Davis Blvd west of Airport Rd]

#### Chad D. Commers, CCIM

Senior Advisor, Naples & Fort Myers  
239.315.7017  
chad.commers@svn.com



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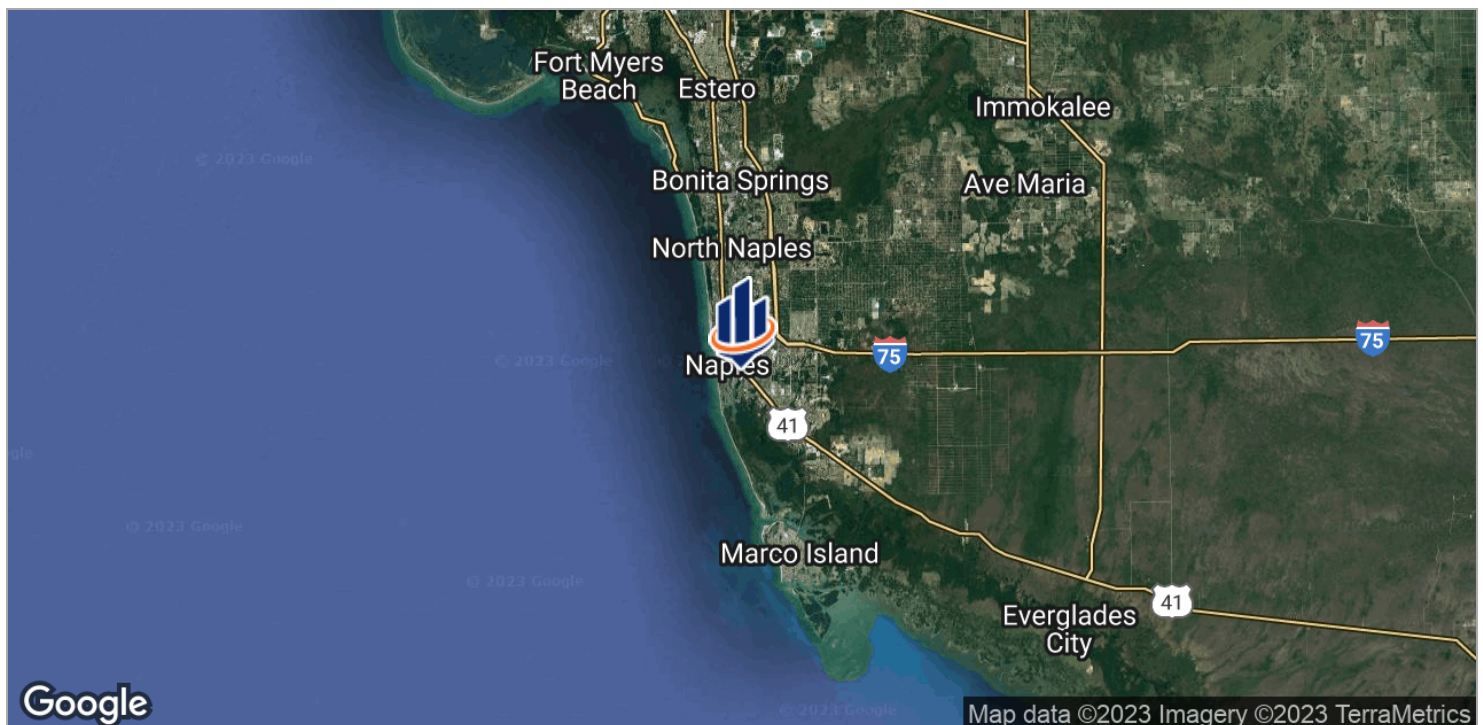
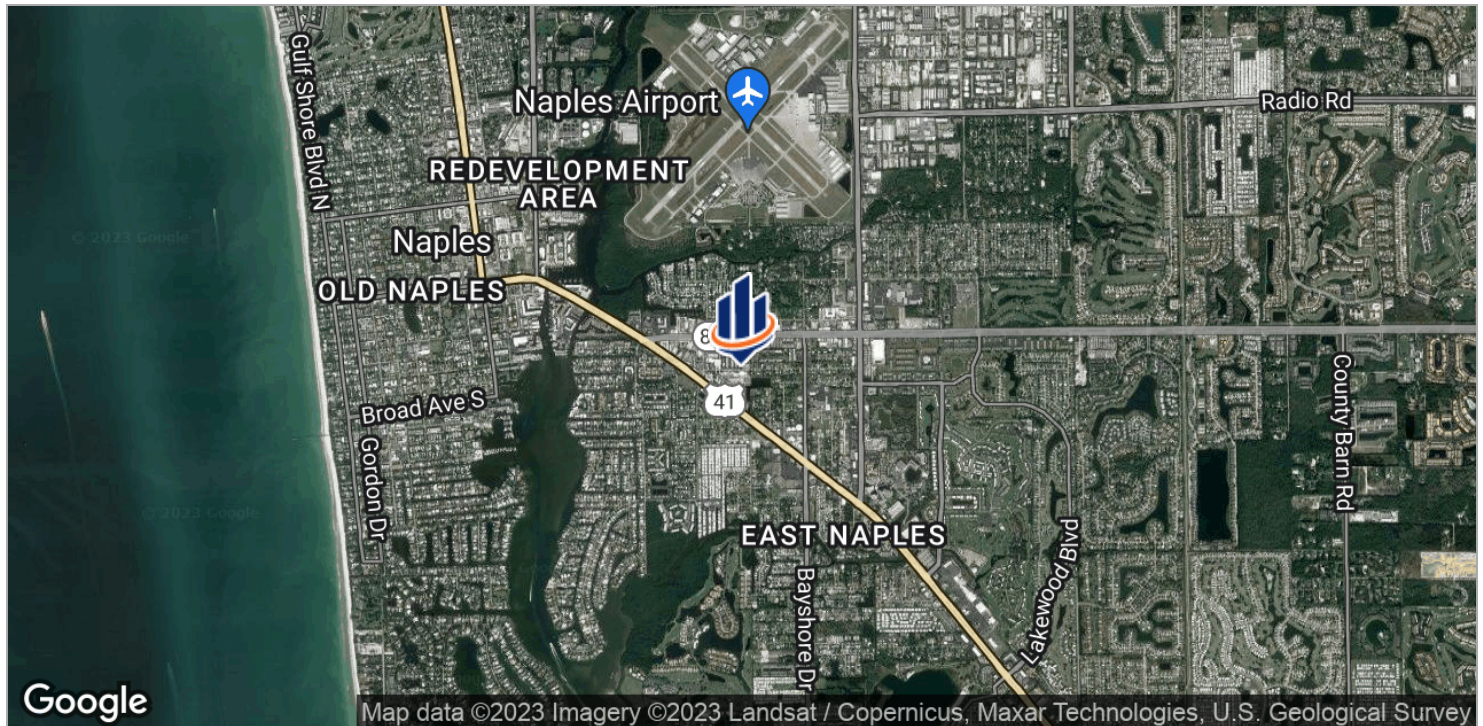


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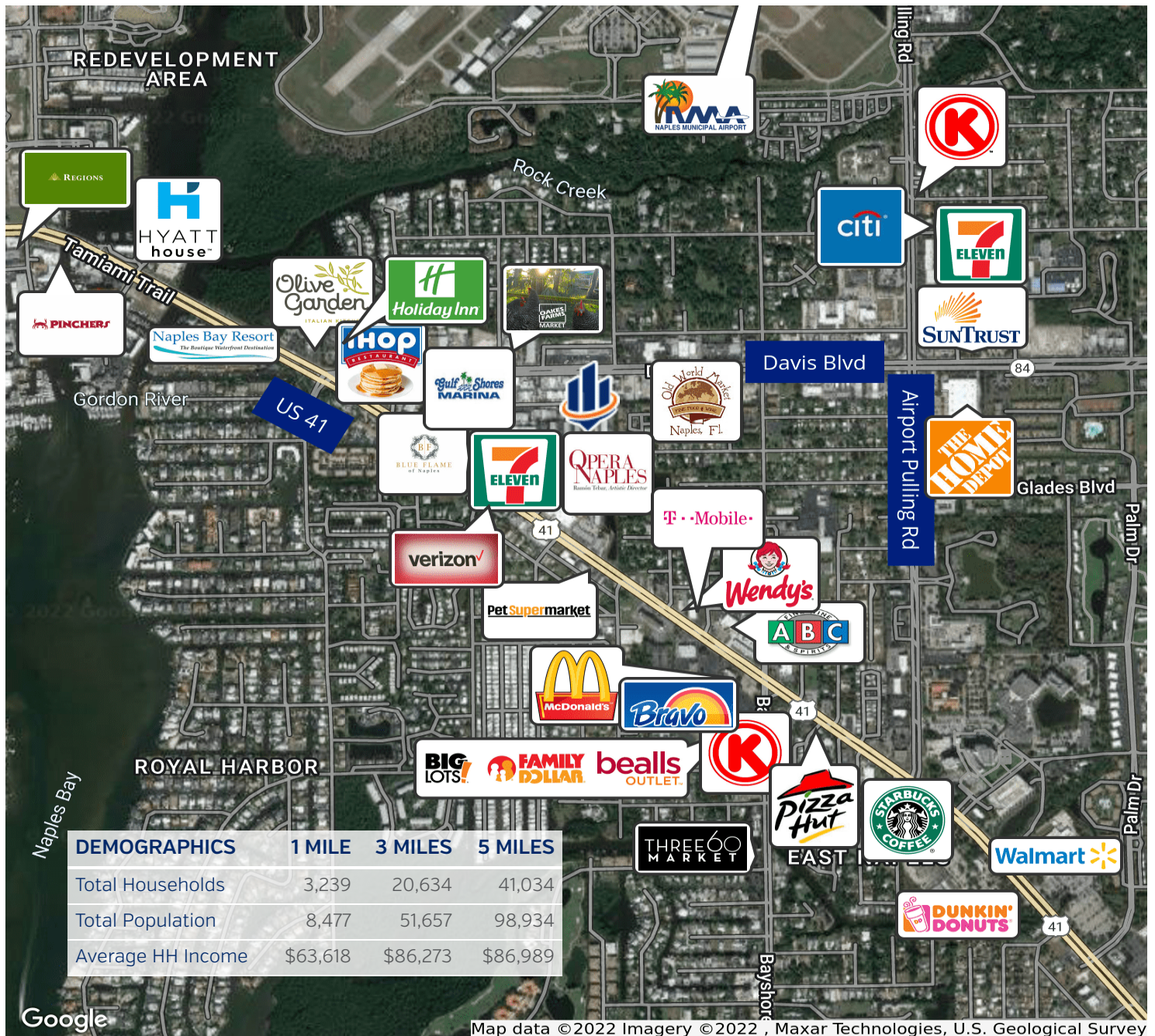


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