

FOR LEASE - Industrial Space | Tollgate Business Park

Tollgate Business Park

3899 Mannix Drive Unit 418, Naples, FL 34114



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Year Built: 2005

Building Size: 45,000 SF

Zoning: Industrial

PROPERTY OVERVIEW

The subject property is located in the Tollgate Business Park in Naples. This unit has a 1,500 SF flex space, with an approximately 300 SF air-conditioned office area, 1,200 SF warehouse and a 14' x 14' overhead door. ADA bathroom in warehouse. The property is located at I-75 and Collier Boulevard. This would be an ideal location to service customers from Marco Island to Ft. Myers.

PROPERTY HIGHLIGHTS

- 1500 sq feet unit
- 300 SF office, 1200 SF warehouse
- 14' x 14' overhead door
- Very popular industrial park
- Centrally located at I-75 and Collier Blvd.

DEMOGRAPHICS

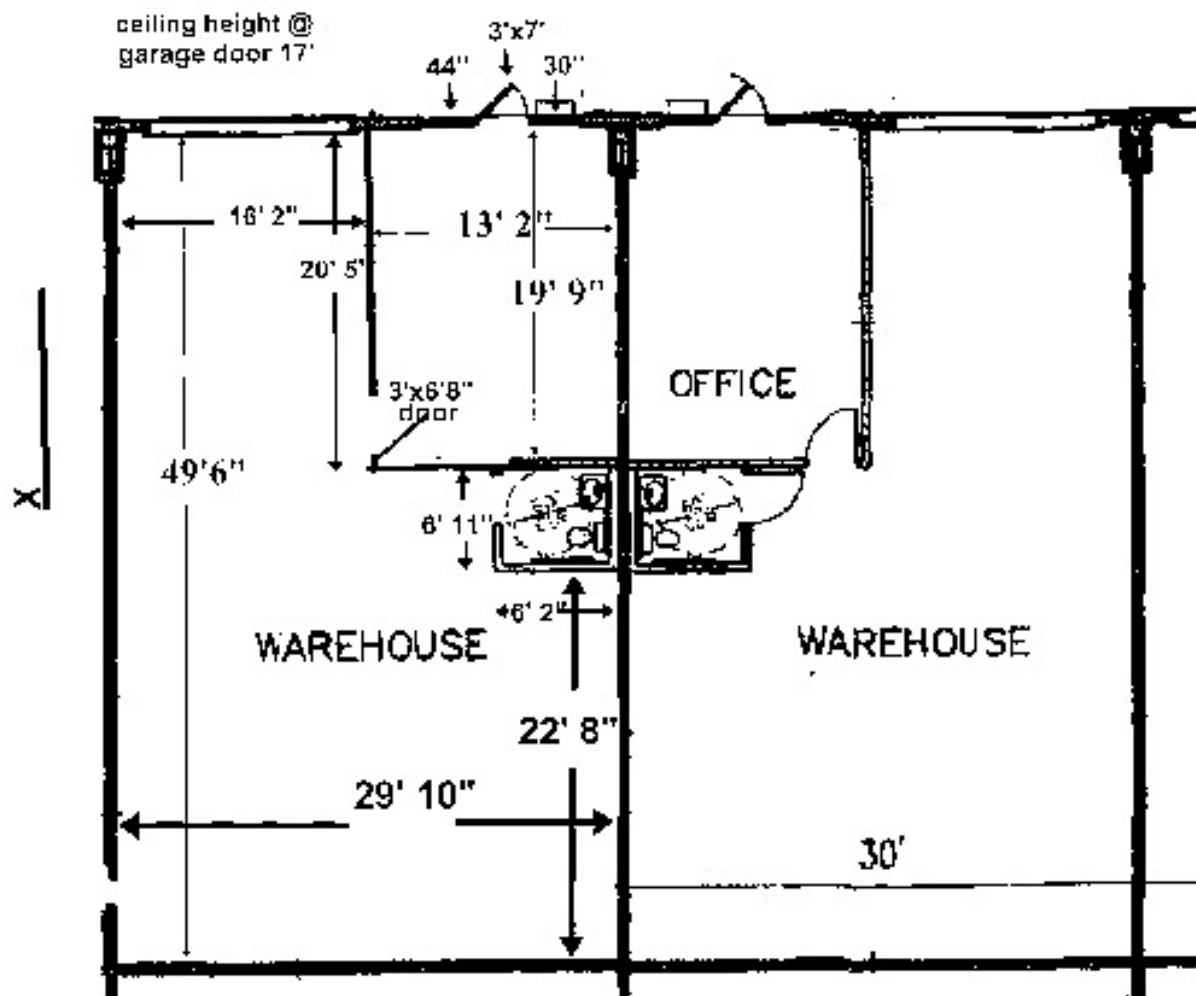
| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 517 | 27,384 | 88,513 |
| Total Population | 1,377 | 78,806 | 234,672 |
| Average HH Income | \$60,971 | \$66,352 | \$86,401 |

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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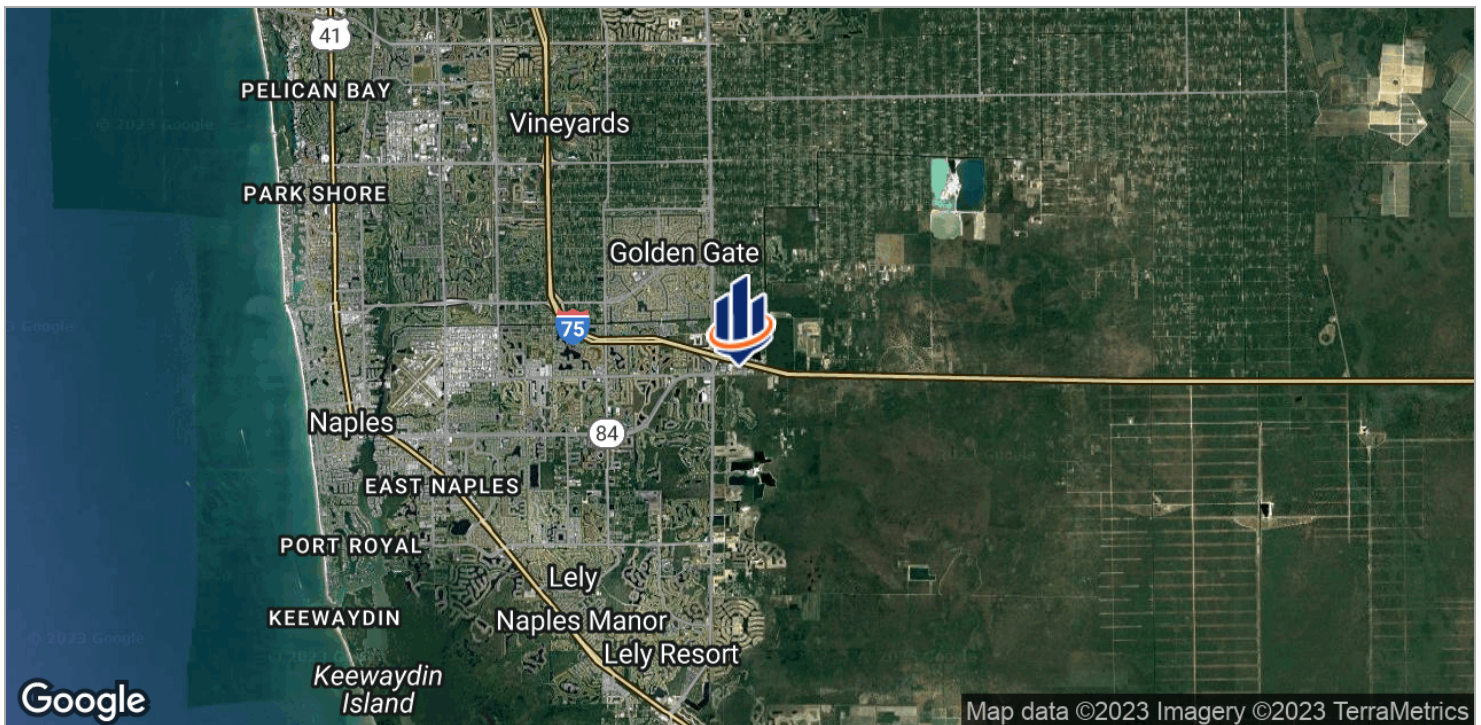
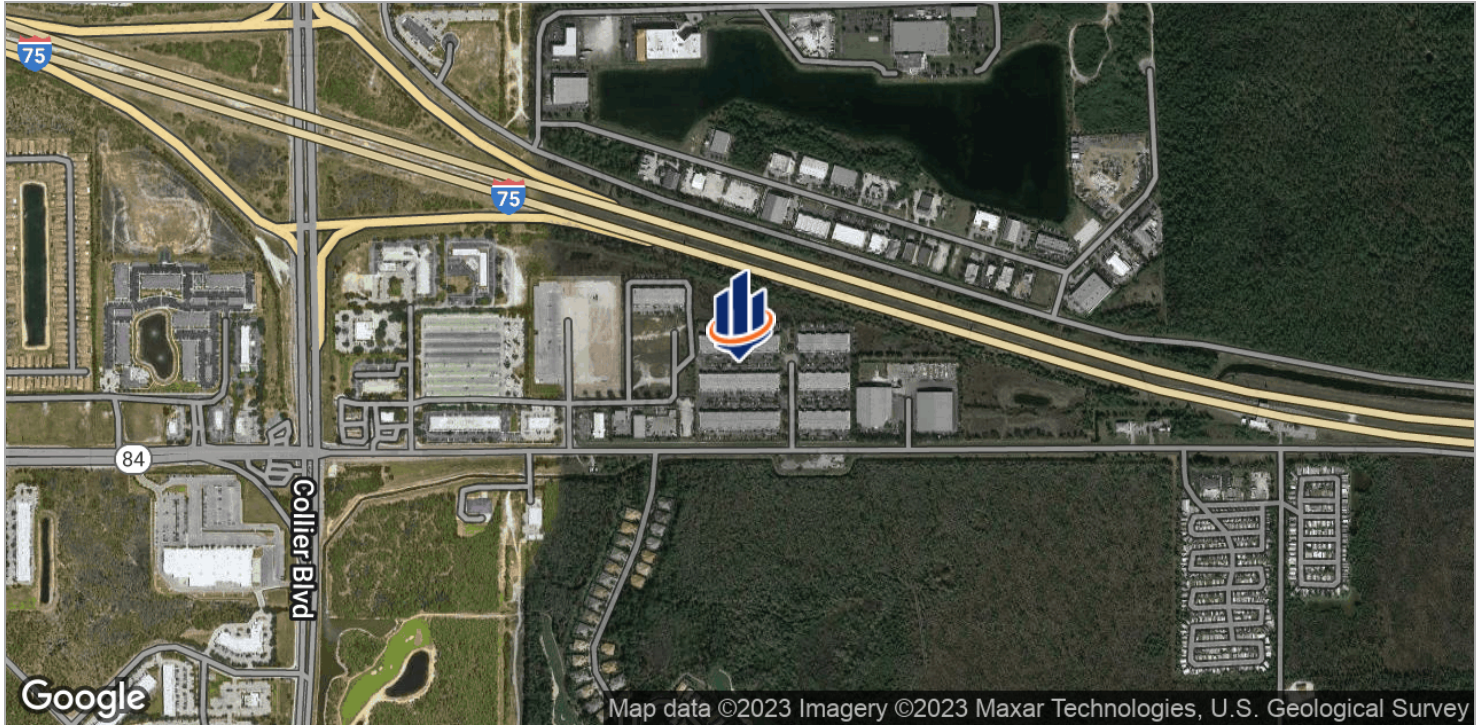


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