

# WAREHOUSE WITH YARD SPACE

## GREYHOUND COMMERCE PARK



### FOR SALE

10980 ENTERPRISE AVENUE, BONITA SPRINGS, FL 34135



**PRICE:** \$4,500,000 @ \$225 PSF

**SIZE:** 20,000± SF on 1.27± Acres

**LOCATION:** Located off Race Track Road, just south of Bonita Beach Road

**ZONING:** IL - Light Industrial (City of Bonita Springs)

**YEAR BUILT:** 1974

**OH DOORS:** 6 Total: Four (4) 8' x 8' | One (1) 8' x 10' | One (1) 10' x 14'

**CEILING HEIGHT:** 16'

**POWER:** 3-Phase

**RE TAXES:** \$18,587.05 (2023)

**POWER:** 02-48-25-B2-00011.0200

**WAREHOUSE WITH YARD SPACE**

This 20,000± SF air-conditioned warehouse includes a 771± SF office space with a reception area, two restrooms, 3-phase power, a loading ramp and large yard space. Recent upgrades in 2021 include overhead roll-up doors, LED lighting, a new roof with a 10-year warranty, and four 5-ton units for warehouse HVAC. Located in the Greyhound Commerce Park with quick access to US 41 and I-75.

**CONTACT**

**DAVE WALLACE, CCIM, SIOR**  
Senior Vice President  
239.659.1447 x218  
dave.wallace@creconsultants.com

**DAVID WALLACE**  
Associate  
239.659.1447 x223  
david.wallace@creconsultants.com

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

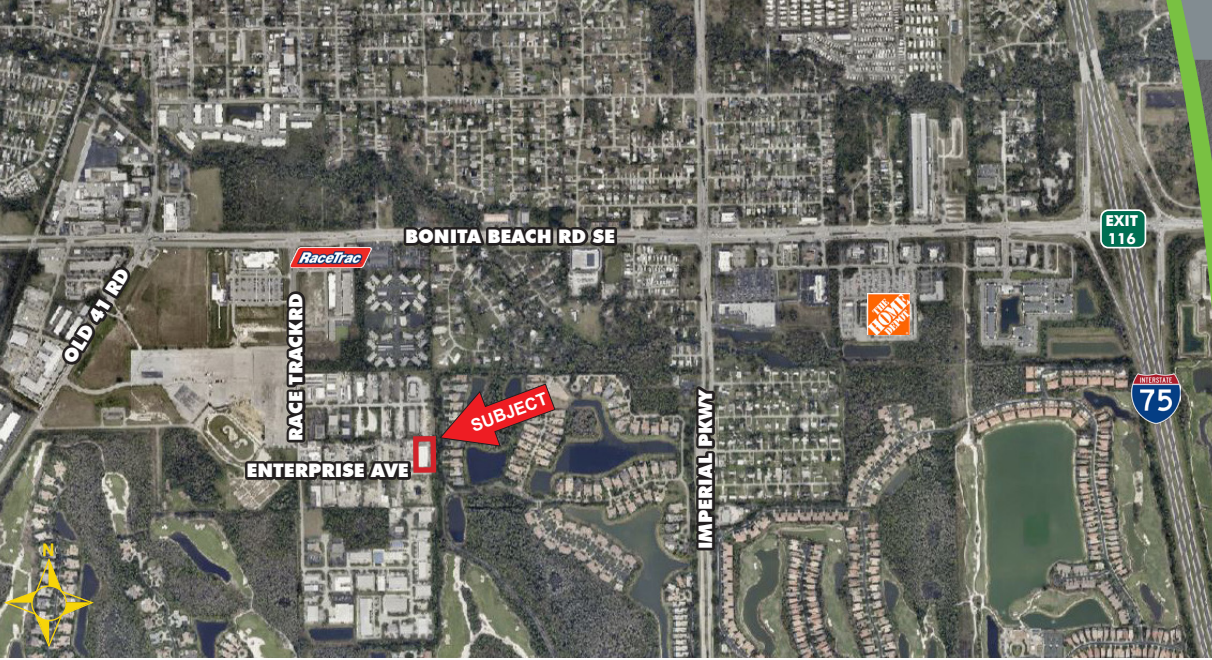
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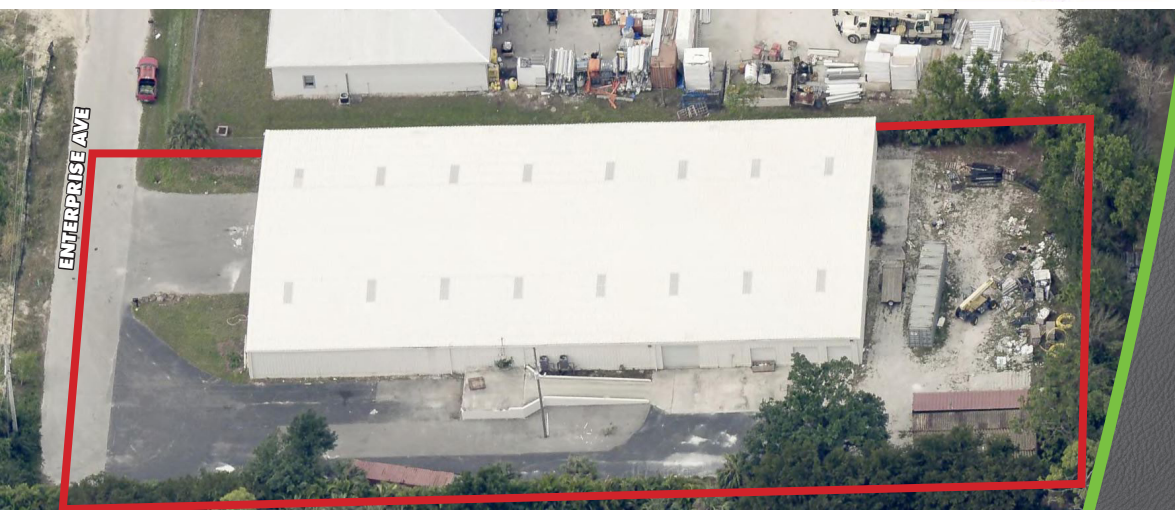
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### HIGHLIGHTS

- Six overhead doors
- Loading ramp
- Abundant parking
- Oversize side & rear yard
- Located at the end of the street offering privacy & security
- New in 2021:
  - Overhead Roll up Doors
  - LED lighting
  - Interior & Exterior paint
  - Roof with 10 Year Warranty
  - Warehouse HVAC (Four 5-ton units)



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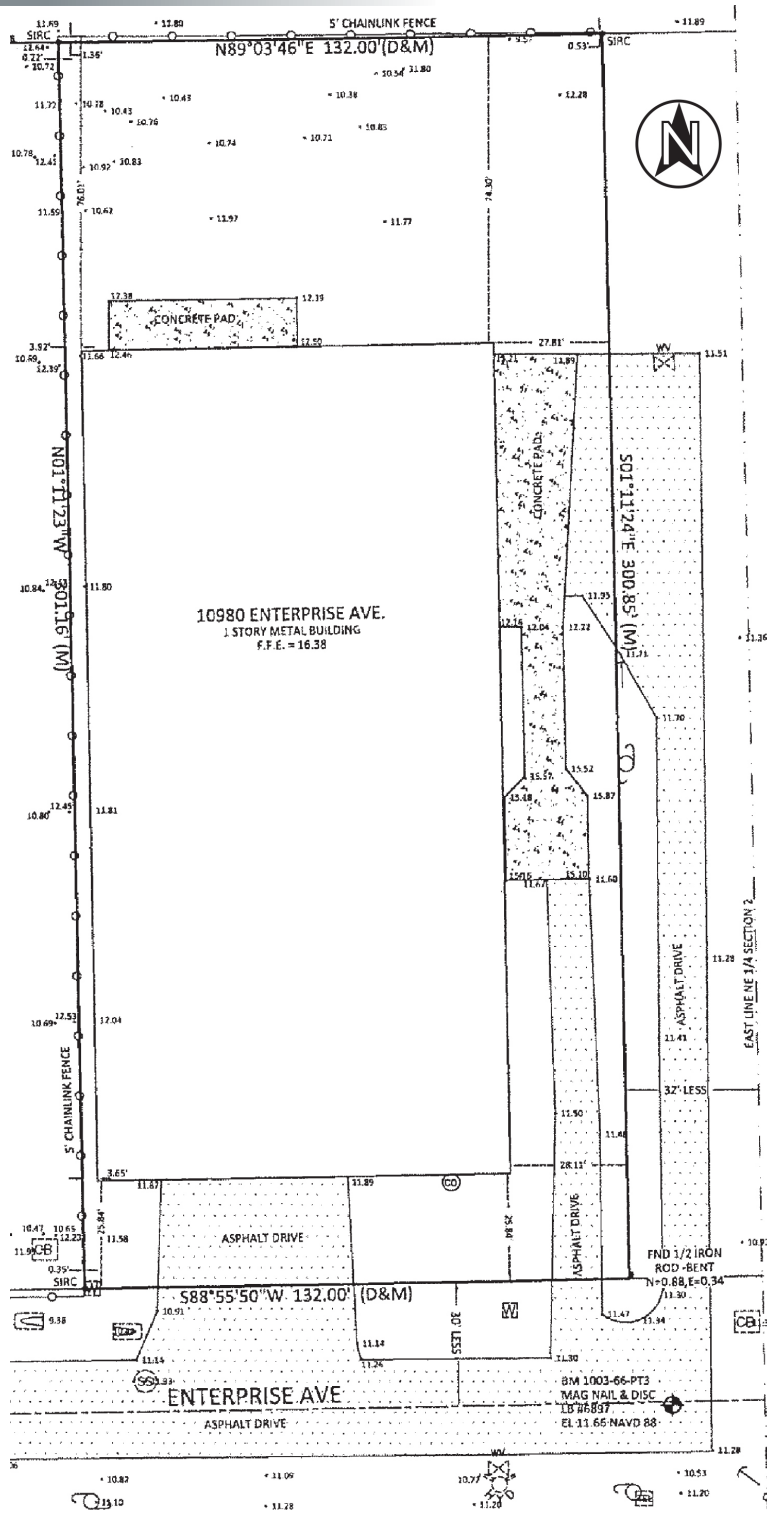
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 SURVEY



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