

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

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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 include overhead roll-up doors, LED lighting, roof membrane, and four 5-ton units for warehouse HVAC. Located in the Greyhound Commerce Park with quick access to US 41 and I-75.

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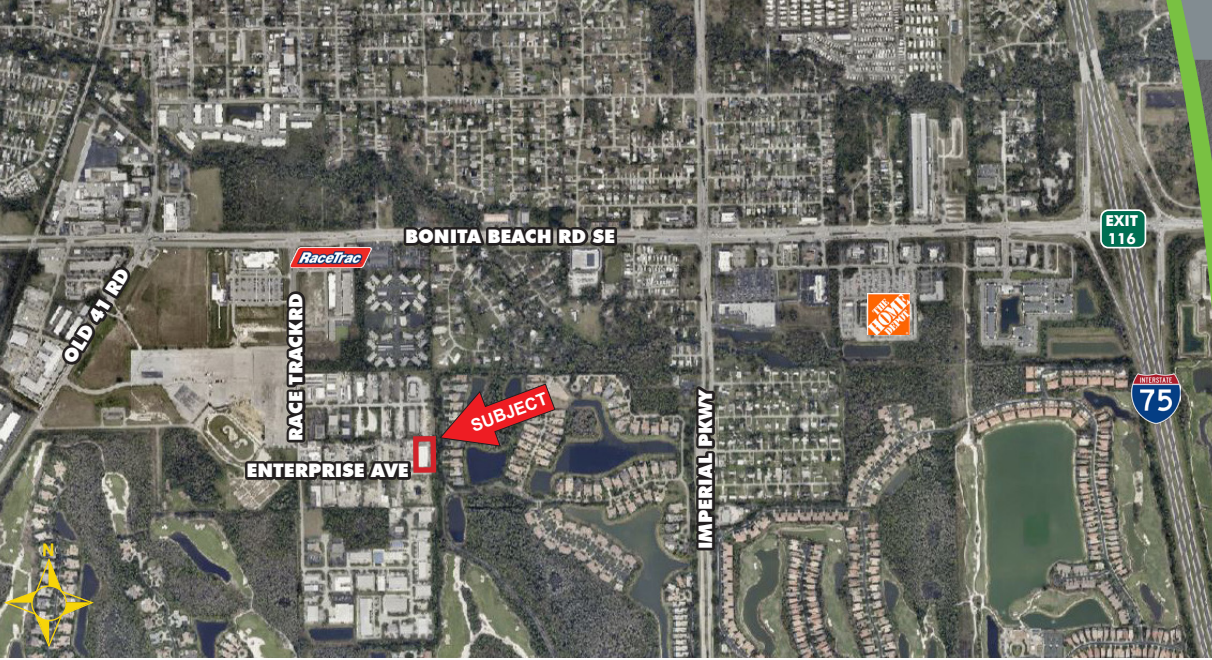
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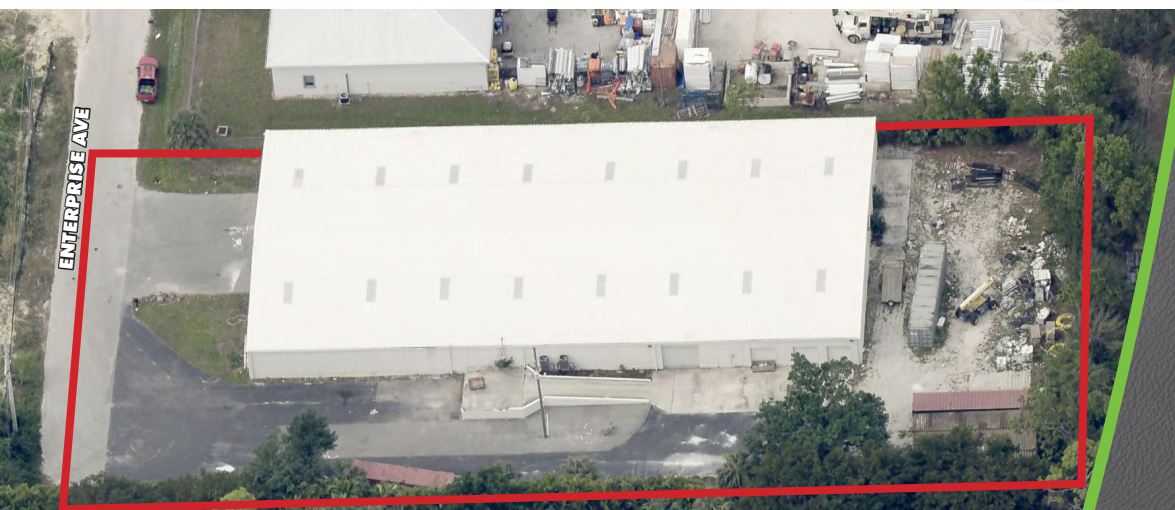
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HIGHLIGHTS

- Six overhead doors
- Loading ramp
- Abundant parking
- Oversize side & rear yard
- Located at the end of the street offering privacy & security
- Updated:
 - Overhead Roll-up Doors
 - LED Lighting
 - Interior & Exterior paint
 - Roof Membrane
 - Warehouse HVAC (Four 5-ton units)



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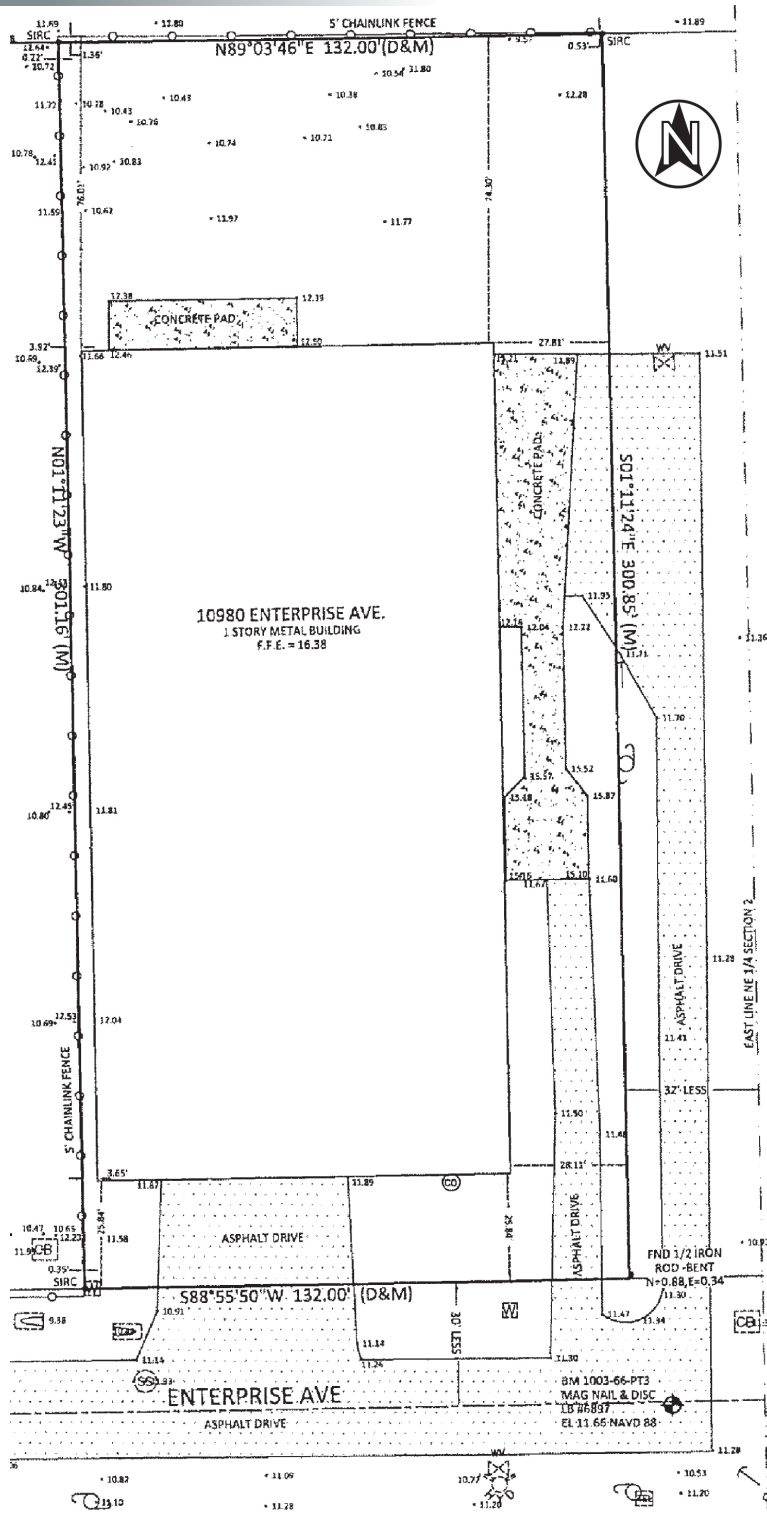
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10980 ENTERPRISE AVENUE, BONITA SPRINGS, FL 34135
SURVEY



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