



FOR LEASE

**1791 TRADE CENTER WAY
UNIT D
NAPLES, FL 34109**

- Total Space Size 3,237 Sq. Ft.
- 2,573 sq. ft. Office/Showroom Under Air
- 664 sq. ft. Warehouse/Storage
- One 10' x 10' Overhead Door
- 20 Cross Easement Parking Spaces (2 HC Spaces) In Front of Building
- 2 Dedicated Parking Spaces at Rear of Unit D

Unit Information: Unit D is a 3,237 sq. ft. showroom/warehouse space offering 2,573 sq. ft. of air conditioned office/showroom and 664 sq. ft. of warehouse/storage with a 10' overhead rollup door and 9' ceiling height. 2 dedicated parking spaces at rear of unit.

- **Available March 1, 2025**
- **24 Hour Notice Requested For All Showings/Tours**
- **Please Do Not Disturb The Tenant**

Monthly Rent: \$6,163.79* (\$5,395.00 Base Rent + \$768.79 CAM + *FL State Sales Tax/County Surtax)

Property Information: 1791 Trade Center Way is a 12,078 sq. ft. 3 tenant industrial building on .93 acres with 20 cross easement parking spaces.

Location: Convenient central Naples location off of Airport Pulling Road, between Vanderbilt Beach Road and Pine Ridge Road.

Lease Rate: \$20.00 NNN*

Est. CAM: \$2.85*

* Plus FL State Sales Tax & Lee County Surtax

Suite Size: 3,237 RSF

Year Built: 1996

Zoned: I (Industrial)

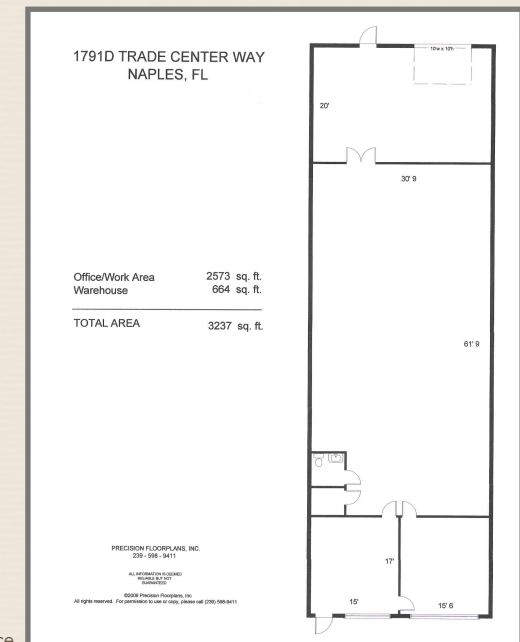
CRANDALL COMMERCIAL GROUP
27499 Riverview Center Blvd., Suite 127



Bonita Springs, FL 34134

(239) 221-8481

jay@jaycrandall.com



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