

PRIME CENTRAL LOCATION

LIGHT INDUSTRIAL BUILDING WITH TRUCKWELL



4344 ARNOLD AVENUE
NAPLES FLORIDA

CONTACT

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OFFERING SUMMARY

LIST PRICE: **\$2,250,000 (\$351.56 PSF)**

KEY DETAILS

- » LOCATION: **4344 Arnold Avenue
Naples, FL 34104**
- » BUILDING SIZE: **6,400± SF**
- » LAND SIZE: **0.50± Acres**
- » ZONING: **I - Industrial (Collier County)**
[Click here for zoning uses](#)
- » YEAR BUILT: **1993**
- » RE TAXES: **\$0 Exemption (2024)**
- » PARCEL ID: **00279880006**

PROPERTY OVERVIEW

This 6,400± square foot clear span warehouse on 0.50± acres is situated in Naples Industrial Park, providing an efficient layout for industrial operations. The building includes 1,200± square feet of air-conditioned office space, with an additional mezzanine for storage (not included in the total square footage). The fully fenced property features a truckwell dock with a 10' x 12' overhead door and a grade-level overhead door measuring 14' wide x 12' tall. The warehouse offers a 17' clear height at the front and 12'6" at the rear, along with 600-amp single-phase electric service and seven dedicated parking spaces. Located in Naples Industrial Park off Livingston Road, directly across from Naples Municipal Airport, this prime location provides quick and easy access to I-75 and US 41, making it ideal for distribution and warehouse operations.

FOR MORE INFORMATION, CONTACT:

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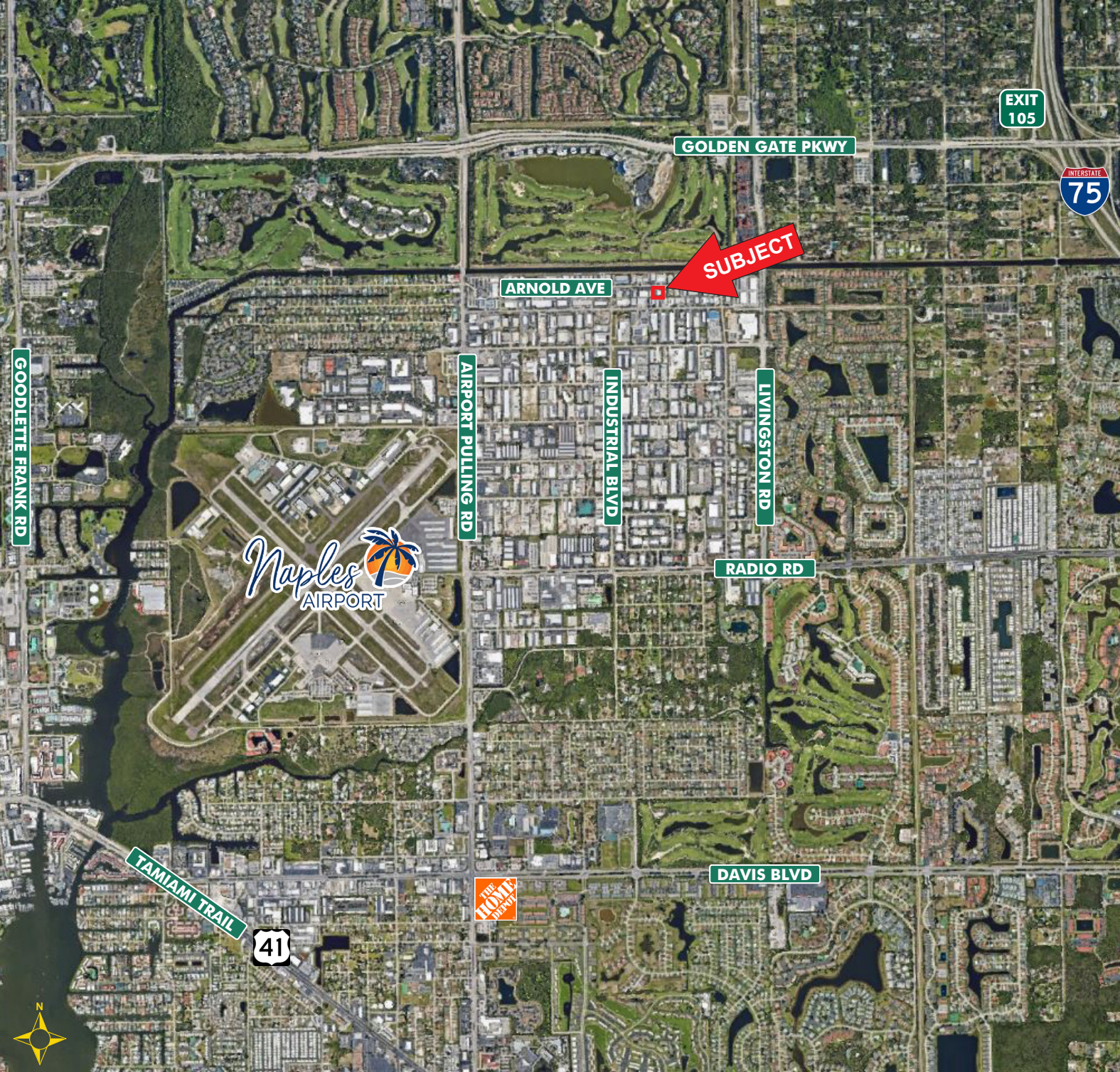


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