

4627 ARNOLD AVENUE
NAPLES, FL 34104
4,375 Sq.Ft. Flex Space

Lease Rate: \$19.00 NNN

Est. CAM: \$5.88 (incl. water/sewer)

Year Built: 1986

Renovated: 2013

Zoned: I (Industrial)

Cross Easement Parking Spaces: 53 + 2 HC

Highlights:

Hurricane Impact Resistant Window Glazing

Fire Sprinklers

Security Cameras

Nest-Brand Thermostats

Ample Parking

Door/Suite Signage

Flex Space Information: Combined **4,375 RSF**; Suite 102 is a **1,654 USF office space** located on the 1st floor with access to an adjacent **2,221 USF** warehouse space with 2 motorized, grade level roll up doors (1 - 14' X 16' & 1 - 14' X 14')

Monthly Rent: \$9,070.83 (\$6,927.08) base rent + \$2,143.75 Est. CAM)

Property Information: 4627 Arnold Avenue is a 2 story, 23,877 sq. ft. multi-tenant flex/warehouse building.

Location: Located in Naples Industrial Park, just east of the Naples Municipal Airport. Convenient to I75 (Exit 105) via Livingston Road & Golden Gate Pkwy., and near US 41 via Airport Road & Golden Gate Pkwy. Both I75 & US 41 are less than 10 minutes away.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification



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