

# WAREHOUSE WITH YARD SPACE

## GREYHOUND COMMERCE PARK

### FOR LEASE

10980 ENTERPRISE AVENUE, BONITA SPRINGS, FL 34135



<b>PRICE:</b>	<b>\$13.50 PSF NNN</b>
<b>SIZE:</b>	15,000± SF on 1.27± Acres
<b>LOCATION:</b>	Located off Race Track Road, just south of Bonita Beach Road
<b>ZONING:</b>	IL - Light Industrial (City of Bonita Springs)
<b>YEAR BUILT:</b>	1974
<b>OH DOORS:</b>	One (1) 8' x 8'   One (1) 8' x 10'   One (1) 10' x 14'
<b>CEILING HEIGHT:</b>	16' At Peak
<b>POWER:</b>	3-Phase
<b>NNN:</b>	\$3.50 /PSF ESTIMATED
<b>PARCEL ID:</b>	02-48-25-B2-00011.0200

### WAREHOUSE WITH YARD SPACE

This 15,000± 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 three 5-ton units for warehouse HVAC. Located in the Greyhound Commerce Park with quick access to US 41 and I-75. To be delivered "As Is"

### CONTACT

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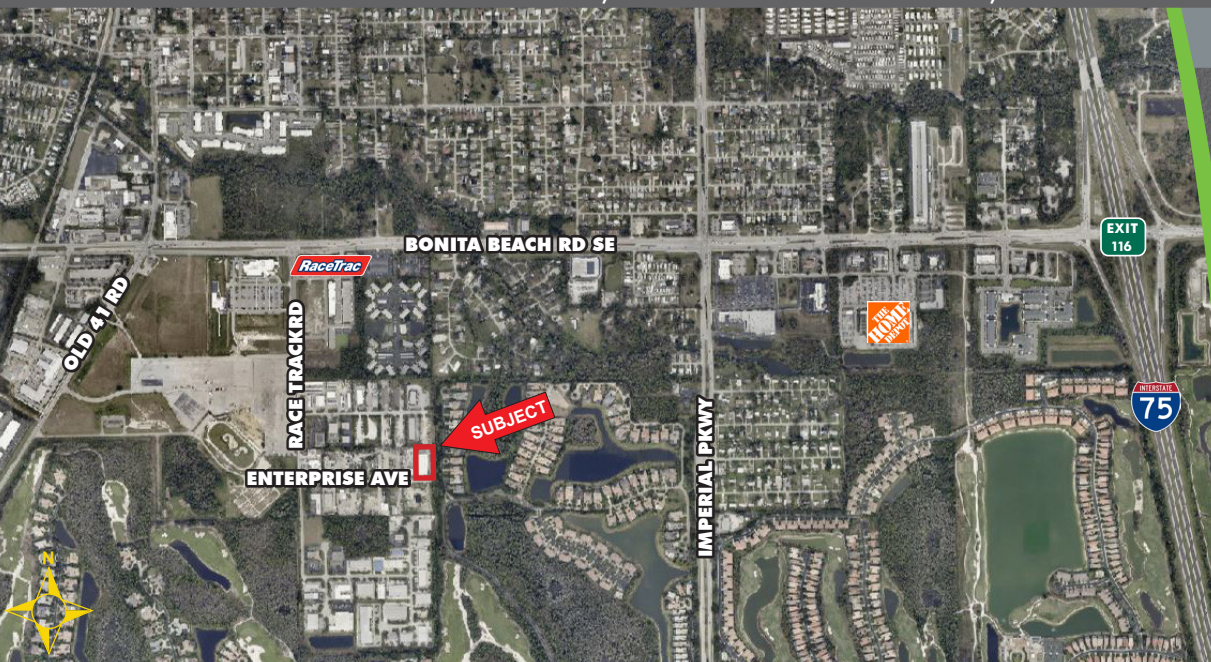
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## HIGHLIGHTS

- Three 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 (Three 5-ton units)



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