



investment
properties
corporation

FOR SALE

available

\$2,890,000



28741 S Cargo Ct., Bonita Springs

Lot Size:	1.80 Acres	78,282 SF
Building Size:	30,532 SF - 5 units	
Zoning:	Industrial	
Year Built:	2001	
Eave Height:	24'	Center Height: 28'
Construction:	Block	
Loading Dock:	Yes - Two	
Parking:	36 spaces	
Garage Doors:	7 - 12' x 12' Dock High Doors	
Sprinkler System:	Yes	
R.E. Taxes:	\$17,168.41 (2016)	

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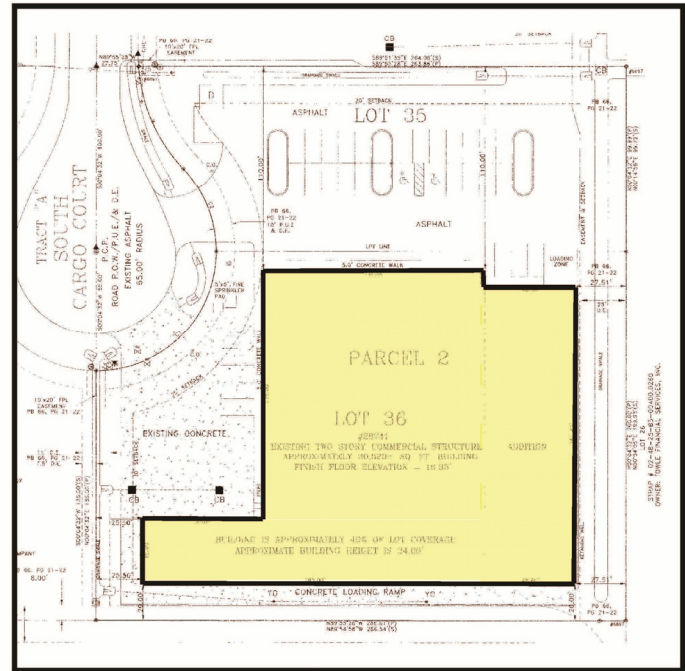
Investment Properties Corporation of Naples
3838 Tamiami Trail North, Suite 402 Naples, Florida 34103-3586
Tel 239.261.3400 fax 239.261.7579 www.ipcnaples.com

Licensed Real Estate Broker

The statement 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.

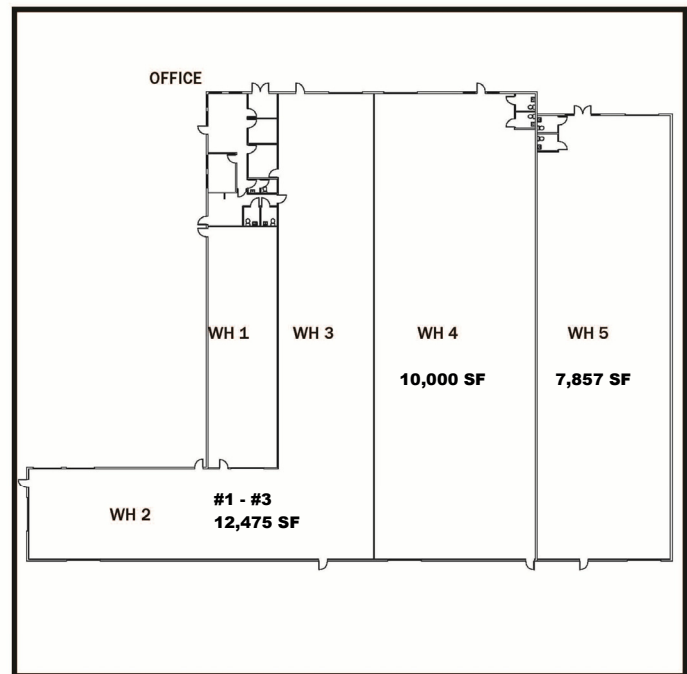


28741 South Cargo Court



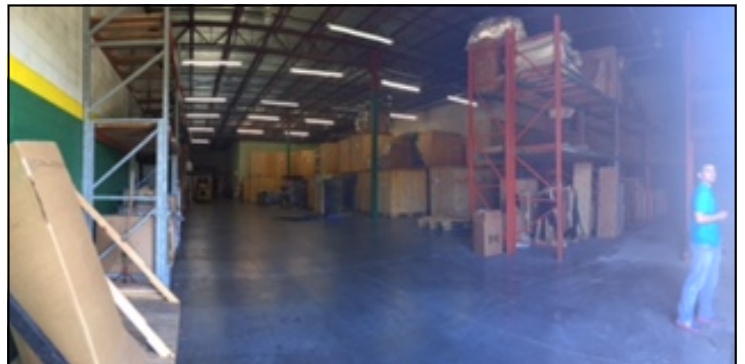
Site Plan

	2013	2014	2015	\$ per square foot
Common Area Electricity	1500.00	1500.00	500.00	0.02
Fire System Maintenance	2140.00	1057.00	1870.00	0.06
Insurance	12810.00	12500.00	17496.49	0.57
Irrigation	200.00	200.00	200.00	0.01
Landscaping	3500.00	3500.00	3000.00	0.10
Legal & Professional	1000.00	1000.00	300.00	0.01
Management Fee	9000.00	9000.00	9000.00	0.29
Pest Control	700.00	600.00	700.00	0.02
HVAC	5000.00	5000.00	5000.00	0.16
Pressure Washing	1500.00	1500.00	1500.00	0.05
Repairs & Maintenance	5000.00	5000.00	5000.00	0.16
Postage	0.00	0.00	151.29	0.00
Water & Sewer	1834.00	1017.00	1017.00	0.03
Master Association Budget	790.00	790.00	790.00	0.03
R/E Taxes	15571.00	15926.00	16643.62	0.55
Total	60545.00	58590.00	63168.40	2.07



Floor Plan

28741 S Cargo Court Bonita Springs



INVESTMENT PROPERTIES CORPORATION

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Current Rent Roll as of April 2017

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