



investment
properties
corporation

FOR SALE

available

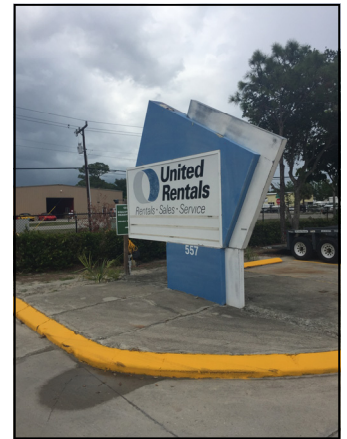
557 INDUSTRIAL BOULEVARD | \$2,600,000



Investment opportunity with a national tenant in Naples, FL!

United Rentals, a national tenant, has been a tenant for almost 20 years in this location. Currently the tenant has two years remaining on their extension lease (expires June 22, 2019) with another extension for 3 years (June 23, 2019 – June 22, 2022). Tenant is currently paying \$12,075 per month NNN. Option is at \$12,678.75 per month NNN.

Two buildings are situated on over 2 acres and can be utilized as a single or multitenant opportunity should United ever vacate.



CONTACT

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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.

557 INDUSTRIAL BLVD, NAPLES, FL 34104

NORTH BUILDING

Size: 9,000 SF (6,000 SF warehouse with a 2,832 SF showroom)
Eave Height: 17.5'
Center Height: 20.5'
Showroom: 59' X 48'
Garage Doors: 8 - 14'X14'
Offices: 3
Restrooms: 2
Full Bath with Shower: 1
Conference Room: 1
Other: New insulation



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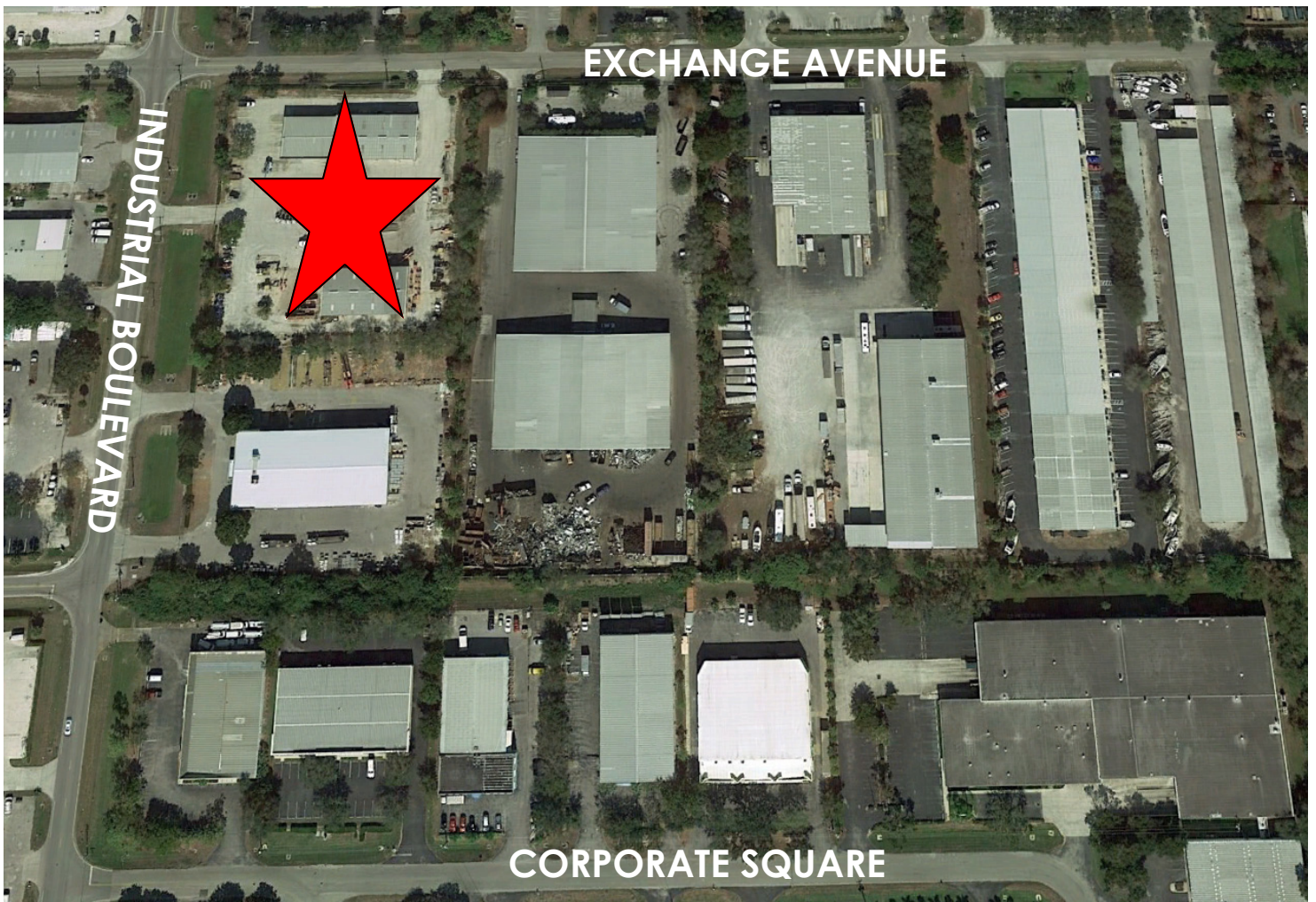
SOUTH BUILDING

Size: 6,000 SF warehouse
Eave Height: 18.25'
Center Height: 19.25'
Garage Doors: 6 - 14'X14'
Wash Basin: 24.3'X 60' - 1,458 SF
with 2 - 12'X14'
garage doors and
drain



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