



# FOR SALE

investment  
properties  
corporation

# available



## 4305 Exchange Avenue, Naples, FL 34104

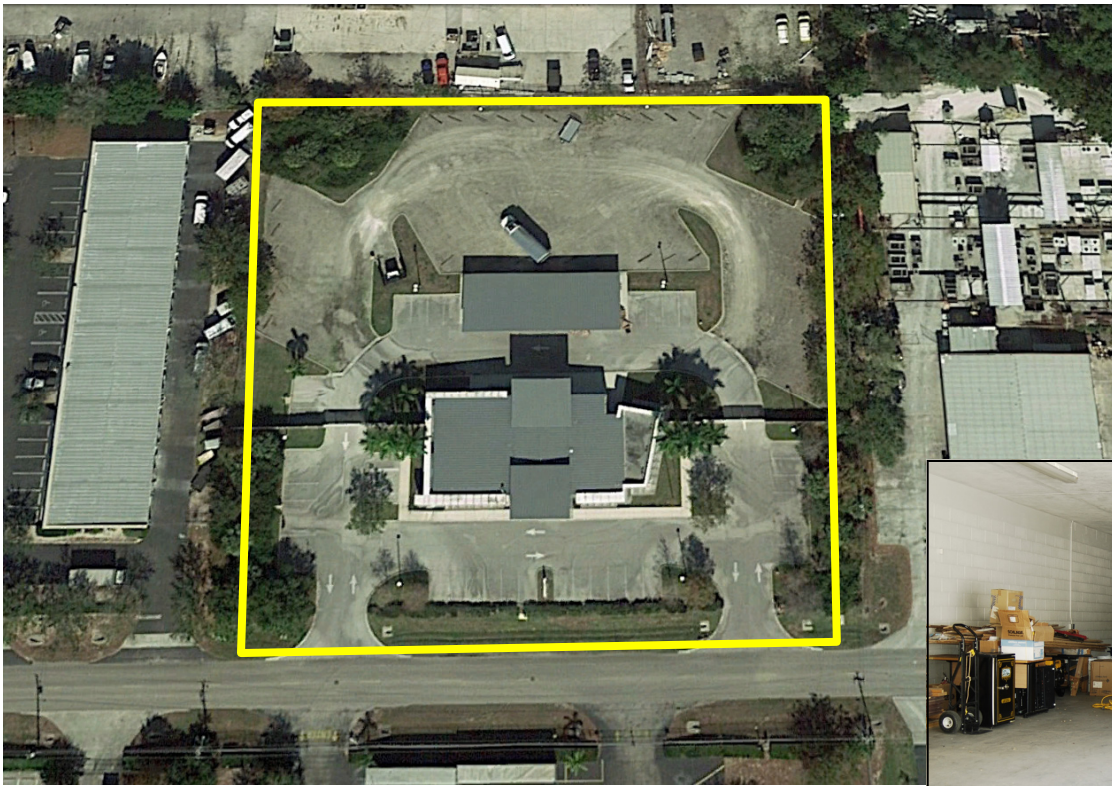
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|-----------------------|--|--------------------------|---|
| <b>Lot Size:</b>      | 330' X 300' 108,850 SF 2.50 acres  | <b>Signage:</b>          | Exchange Avenue   |
| <b>Building Size:</b> | <b>Office: 6,401 SF</b><br>Large reception area, 9 offices, women's and men's restroom with showers, work station area, large work station area, boardroom, full kitchen, file room, 23.5' ceilings, attic area with storage<br><b>Warehouse: 2,241 SF</b> | <b>RE Taxes:</b>         | \$15,487.46 (2016)  |
| <b>Year Built:</b>    | 2005   | <b>Parking:</b>          | 41 spaces with 10 parking lights  |
| <b>Zoning:</b>        | Industrial   | <b>Fenced Yard:</b>      | 6' chain link fence on side and back<br>Concrete decorative fence in front with an automatic sliding gate |
| <b>Construction:</b>  | Concrete block and stucco  | <b>Office Furniture:</b> | Valued at \$134,500 included  |
|                       |  | <b>Other:</b>            | Won the C.B.I.A. Sand Dollar award in 2006 for Best Commercial Building                                   |

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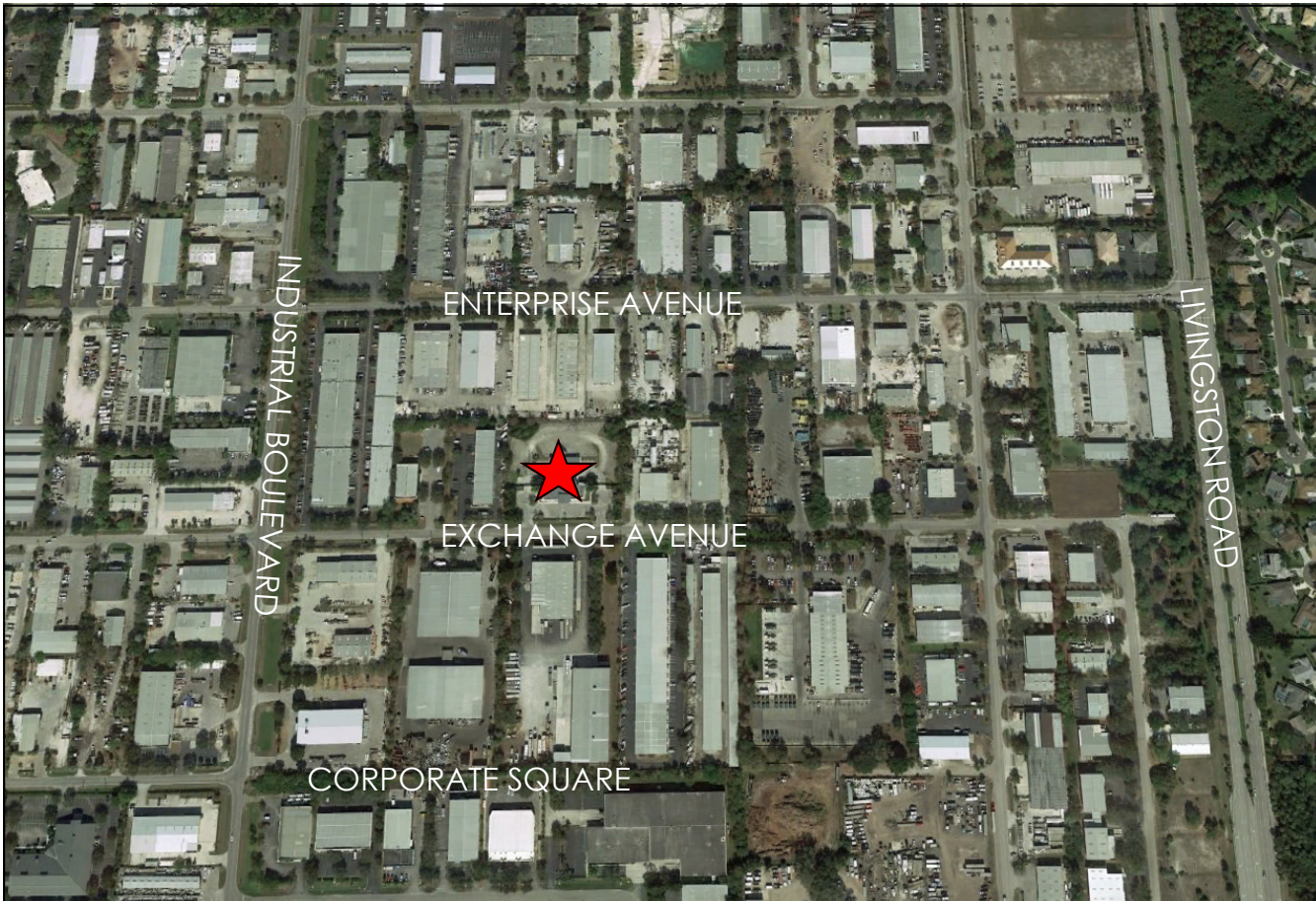
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*Licensed Real Estate Broker*  
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# 4305 Exchange Avenue



CLICK HERE FOR A LINK TO GOOGLE MAPS:  
<https://goo.gl/maps/CT7ab6cpMqR2>



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# CONFERENCE



# ROOM



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# KITCHEN



# AREA



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OFFICE  
AREA

