

# INDUSTRIAL BUILDING

FOR SALE  
Industrial Building  
Office/Warehouse

Investment  
Opportunity

2277 Trade Center Way  
Naples, FL  
34109



## Property Information:

2277 Trade Center Way is a 2-story 11,466 gross square foot industrial-flex building divided into four condominium units (under single ownership), sitting on approximately 0.64 acres with 104 feet of frontage on Trade Center Way. The building consists of 2 first floor flex units (each with a 10' x 12' overhead door) and 2 second floor office units. Entrance to building designed with a common lobby.

- \* Please do not disturb the tenants.
- \* 24 hour notice requested for all showing appointments.
- \* Budget and Rent Roll available with a signed Confidentiality Agreement.

Sale Price: \$1,695,000.00 (\$147.83/sf)  
Cap Rate: 6.6%  
Tenancy: Multiple (100%)

Taxes (2018): Unit 101: \$3,432.85  
Unit 102: \$3,656.01  
Unit 201: \$1,623.33  
Unit 202: \$1,600.45

Building Size: 11,466 Sq. Ft.  
Lot Size: 0.64 Acres (28,010 sq. ft.)

Year Built: 1997  
Zoning: I - Industrial

Visit [www.jaycrandall.com](http://www.jaycrandall.com) for:

- \* Interior Photos
- \* Boundary Survey
- \* Individual Floor Plans

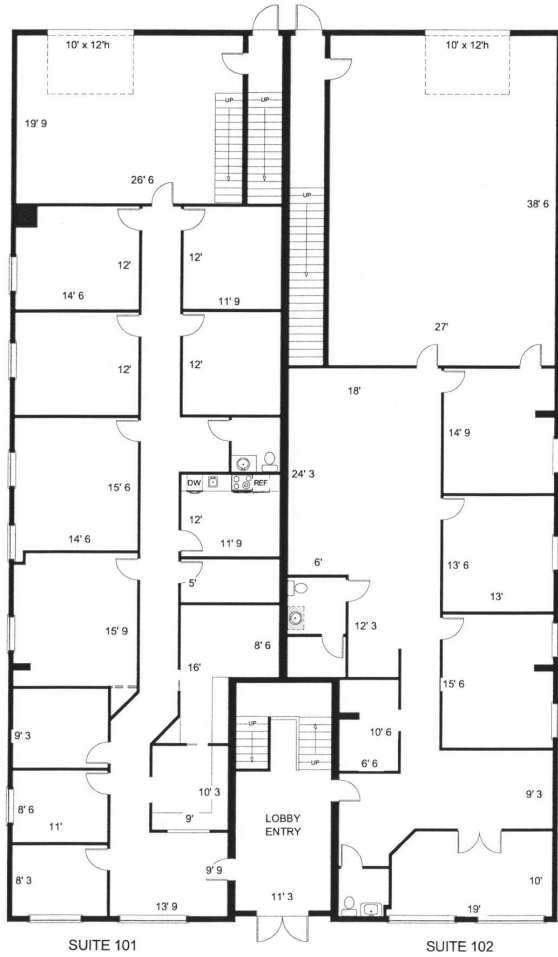


Jay Crandall, CCIM, Broker  
Crandall Commercial Group, LLC  
27499 Riverview Center Blvd. Suite 127  
Bonita Springs, FL 34134  
(239) 221-8481  
E-mail: [jay@jaycrandall.com](mailto:jay@jaycrandall.com)

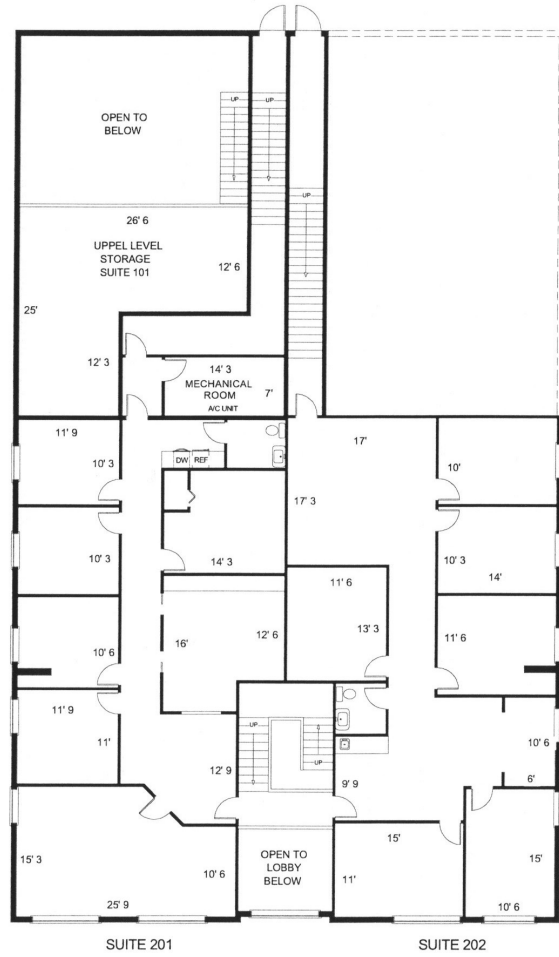


**2277 Trade Center Way  
Naples, FL 34109**

**First Floor**



**Second Floor**



Suite 101	3601 sq. ft.
Suite 102	3024 sq. ft.
Suite 201	1761 sq. ft.
Suite 202	1765 sq. ft.

Lobby Entry	370 sq. ft.
Mechanical Room	104 sq. ft.
Hallways	841 sq. ft.

TOTAL USABLE AREA      10151 sq. ft.

TOTAL AREA                      1315 sq. ft.

Prepared exclusively for Crandall Commercial Group  
©2017 Precision Floorplans, Inc. This document is the copyright property of Precision Floorplans, Inc.  
Any other user may not copy, modify, reproduce, republish, distribute, sell, or transmit for commercial, nonprofit or public purposes all or any portion of the document except to the extent authorized by Precision Floorplans, Inc. (239) 586-5411 precisionfloorplans@aol.com  
Copyright registered (file #17) Chapter 5, Section 501 in the U.S. Federal Court.  
ALL INFORMATION IS DEEMED RELIABLE NOT GUARANTEED

**100% Occupancy! . . . Budget and Rent Roll available with a signed Confidentiality Agreement.**

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.

## 2277 TRADE CENTER WAY



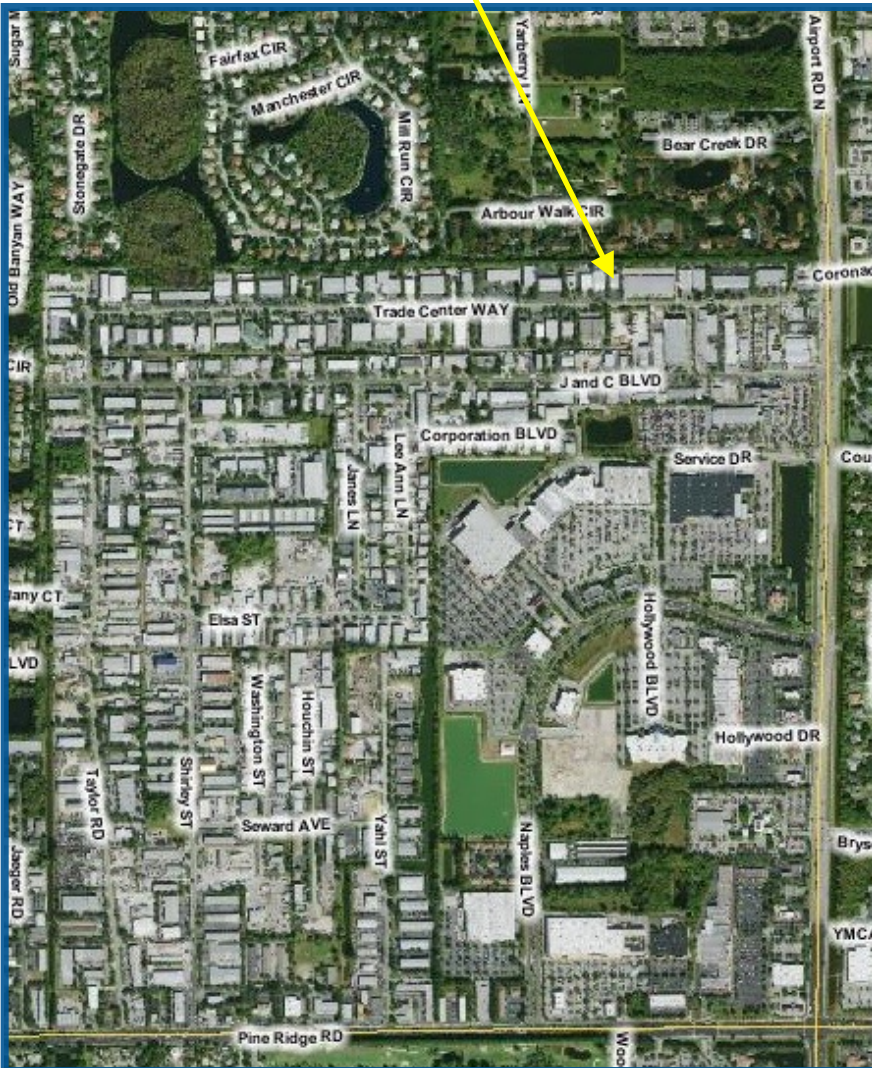
Building/Front Parking Area



Building/Side Parking Area



Common Lobby



- \* 11,466 Sq. Ft. Industrial Building
- \* 4 Built Out Condo Units
- \* 100% Occupancy
- \* 6.6% Cap Rate
- \* .64 Acres
- \* Great central location north of Pine Ridge between Goodlette and Airport Road.
- \* AADT: 39,000 (2018: Trade Center Way/Airport Rd. Signalized Intersection)

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.