

# K NINE INDUSTRIAL

1.68± ACRE VACANT INDUSTRIAL SITE IN BONITA SPRINGS, FL



K NINE DR.

## OFFERING SUMMARY

**Address:** 10941-10951 K Nine Dr.  
Bonita Springs, FL 34135

**County:** Lee

**Property Type:** Vacant Commercial

**Property Size:** 1.68± Acres

**Zoning:** C-2

**Future Land Use:** IL

**Utilities:** Electric, phone, internet,  
water and sewer stubbed  
to site

**Parcel ID:** 02-48-25-B2-00011.7100  
02-48-25-B2-00011.7170

**2019 Taxes:** \$5,203.98

**Price:** \$695,000 | \$9.50 PSF

### PLEASE DIRECT ALL OFFERS TO:

Brandan Pendergrass  
bpendergrass@lsicompanies.com

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



# K NINE INDUSTRIAL



## PROPERTY HIGHLIGHTS

- Both lots are zoned C-2 with a Future Land Use of IL allowing for a wide range of commercial or industrial uses
- Site is cleared, filled, and fenced ready for outdoor storage or development
- Site offers quick access to densely populated Bonita Beach Rd. via Race Track Rd.

# K NINE INDUSTRIAL



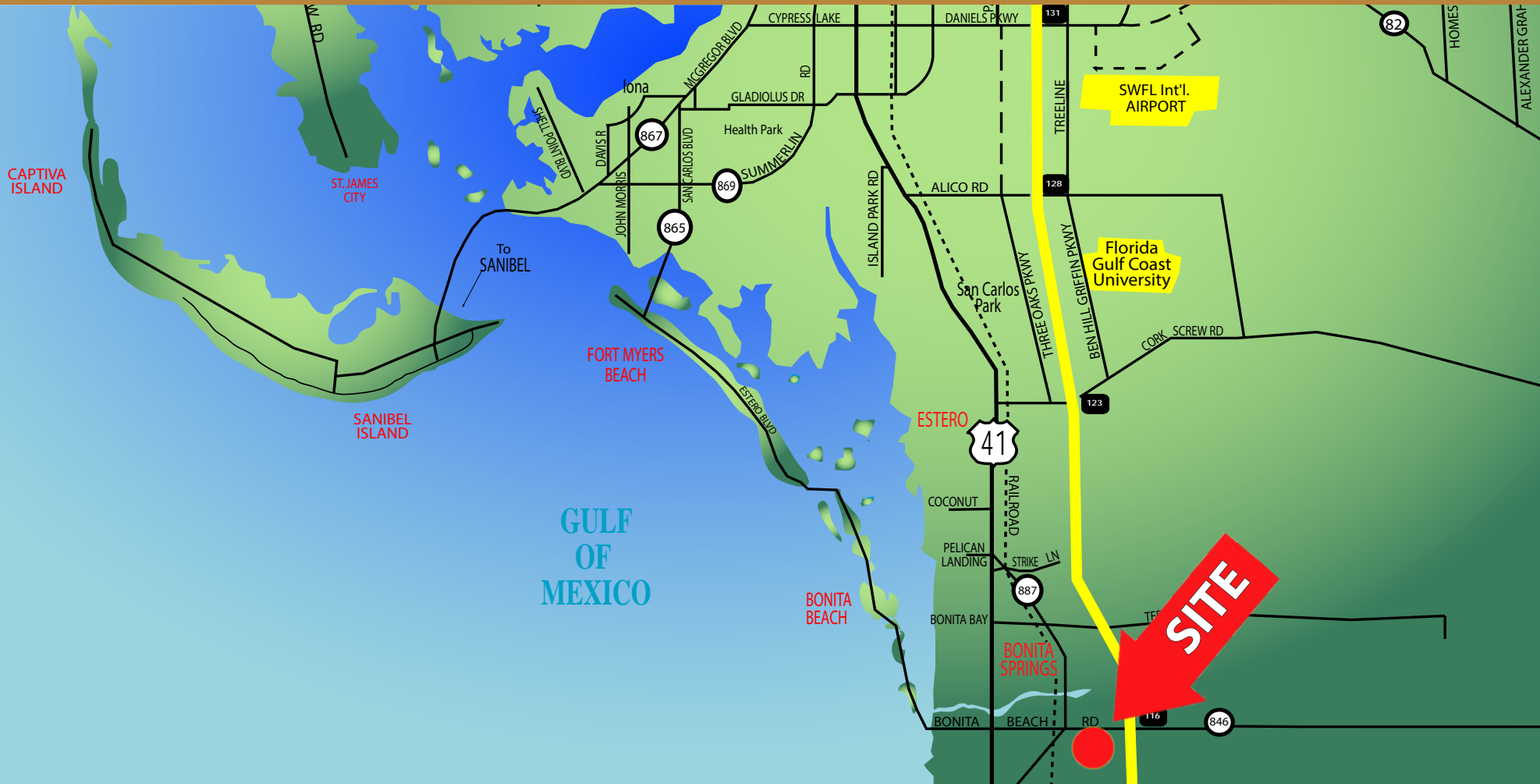
## LOCATION HIGHLIGHTS

- 1.9± miles from I-75
- 2.3± miles to US41
- Located in one of the few industrial areas in Bonita Springs
- In close proximity to Collier County

Naples-Fort Myers  
GREYHOUND TRACK



# K NINE INDUSTRIAL



## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.