

# 2-STORY FLEX WAREHOUSE

3910 DOMESTIC AVE., NAPLES, FL 34104



## FOR SALE: \$1,900,000

### ABOUT THE PROPERTY

2-story flex warehouse in a quality industrial park in southeast Naples. This property has 12,500± SF total consisting of 2,500 SF of office/showroom space on 2 floors and 10,000± SF of warehouse space that is divided into 5 individual bays of 2,000± SF each. Two common restrooms are provided for the warehouse area and private restrooms in the main office/showroom space.

Current tenant occupies all of the Office/Showroom space and 4 warehouse bays and pays \$72,000 gross rent annually. They will reduce size for the same rent to stay in occupancy or move within 60 days of closing, if necessary. If tenant reduces existing space, there are various potential space scenarios of up to 5,200± SF of office/warehouse space that will be available for a rental or owner/user.

Easy access to I-75 and all major in town roads.

### PROPERTY FEATURES

- ▣ Building Size: 12,500 SF Total  
Office: 2,500 SF & Warehouse: 10,000 SF
- ▣ Land Size: 0.85 Acres
- ▣ Ceiling Height: 19 Feet
- ▣ 12' x 14' overhead doors on each bay
- ▣ Year Built: 2002
- ▣ Block Construction
- ▣ Zoning: I - Industrial District (Collier County)
- ▣ Real Estate Taxes: \$11,351 (2017)
- ▣ Strap #00100 301 4A36

**JIM BOBACK, CCIM**  
Broker/Owner

C 239-565-2616 • O 239-466-7770  
JB@BobackCommercialGroup.com  
www.BobackCommercialGroup.com



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Great Location to Service all of Southwest Florida

**Boback  
Commercial  
Group**

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TOTAL SF	OFFICE/SHOWROOM SF	WAREHOUSE SF	RESTROOMS
12,500	2,500 On two floors	10,000 5 bays of 2,000 SF each	2 (common) in Warehouse area 4 total in office/showroom area



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