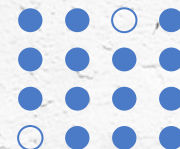


# WAREHOUSE SPACE FOR LEASE

3784 Domestic Ave, Naples, FL 34104 | Units C-F

LEASING BROCHURE



# EXCLUSIVE LEASING AGENTS:



## **MICHAEL BUONADONNA**

*ASSOCIATE*

DIRECT +1 (954) 505-2905

MOBILE +1 (845) 222-8167

michael.buonadonna@matthews.com

License No. SL3531894 (FL)



## **HARRISON AUERBACH**

*VP & ASSOCIATE DIRECTOR*

DIRECT +1 (404) 445-1092

MOBILE +1 (407) 312-1284

harrison.auerbach@matthews.com

License No. SL3422263 (FL)

## **BROKER OF RECORD**

*KYLE MATTHEWS*

License No. CQ1066435 (FL)



# PROPERTY OVERVIEW

- **Strategic Location**

Located in the heart of the Naples Production Park, this property is situated directly outside of the Naples Airport and only minutes from I-75 & Route 41.

- **Favorable (C-5) Zoning**

This property is in the Heavy Commercial District containing C-5 zoning. The C-5 district permits heavy commercial services such as full service automotive repair, contractor offices, plumbing, heating, air conditioning services, and more.

- **Immediate Availability**

This space is ready for occupation and offers quality space that doesn't need to be renovated or improved.

- **Functionality**

Grade level doors in both the front & back of each unit allows for great access to the interior of the unit. This unit contains 22'-24' clear heights allowing for a wide range of uses.



# PROPERTY SUMMARY



**±1,300 - ±4,900**  
GLA (SF)



**C-5**  
ZONING



**IMMEDIATE**  
OCCUPANCY

## Property Summary

### Lease Structure

Monthly Rent + Sales Tax &  
Electric

### Power

3-Phase Heavy Power

### Clear Heights

± 22-24'

### Roof Age

New Roof

### Grade Level Doors

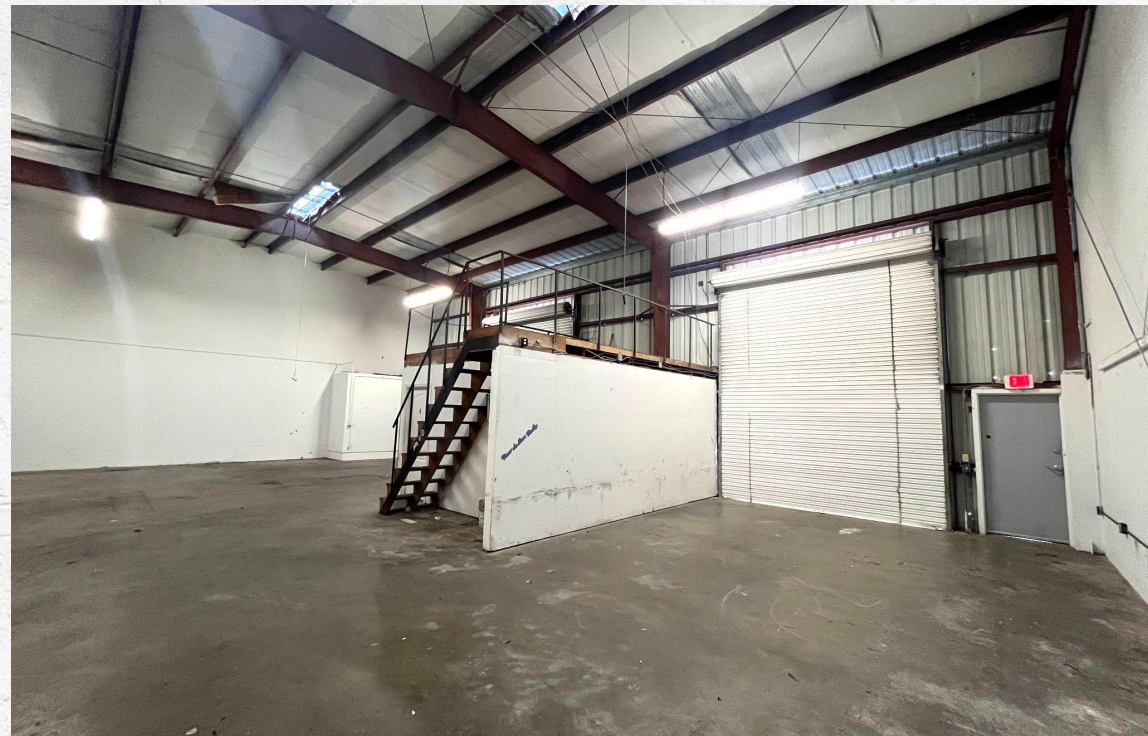
Front & Back of Each Unit

### Parking

Assigned Parking (see Parking  
Map on Page 8)



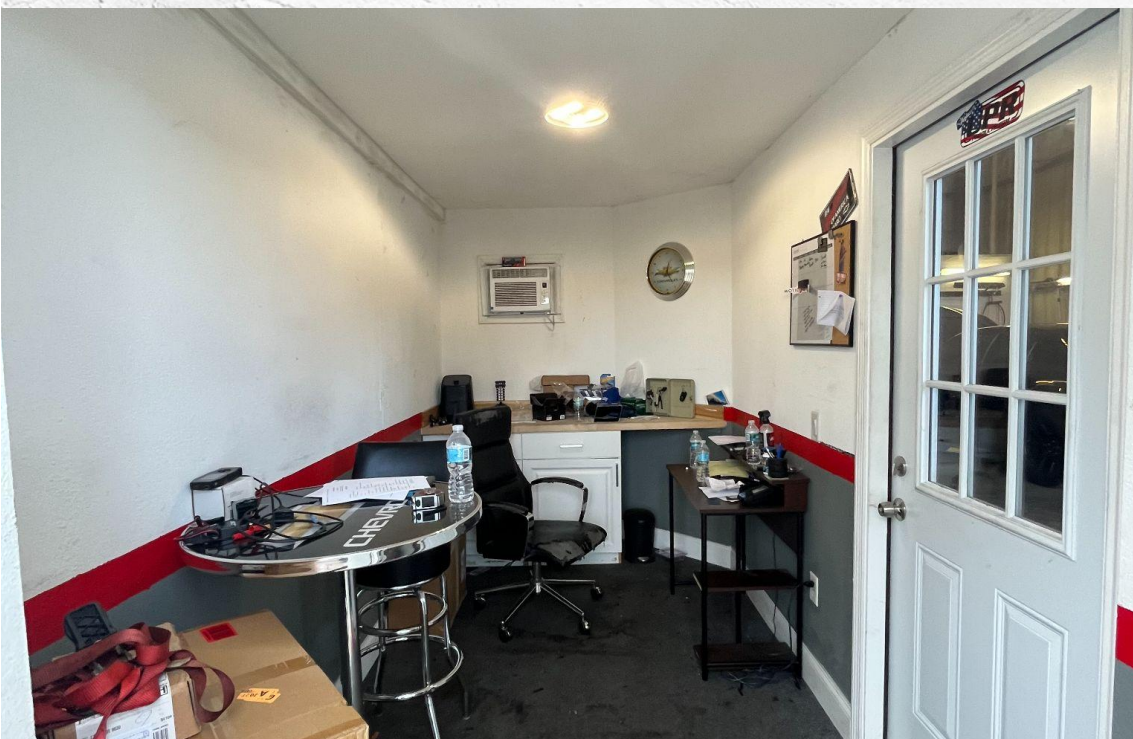
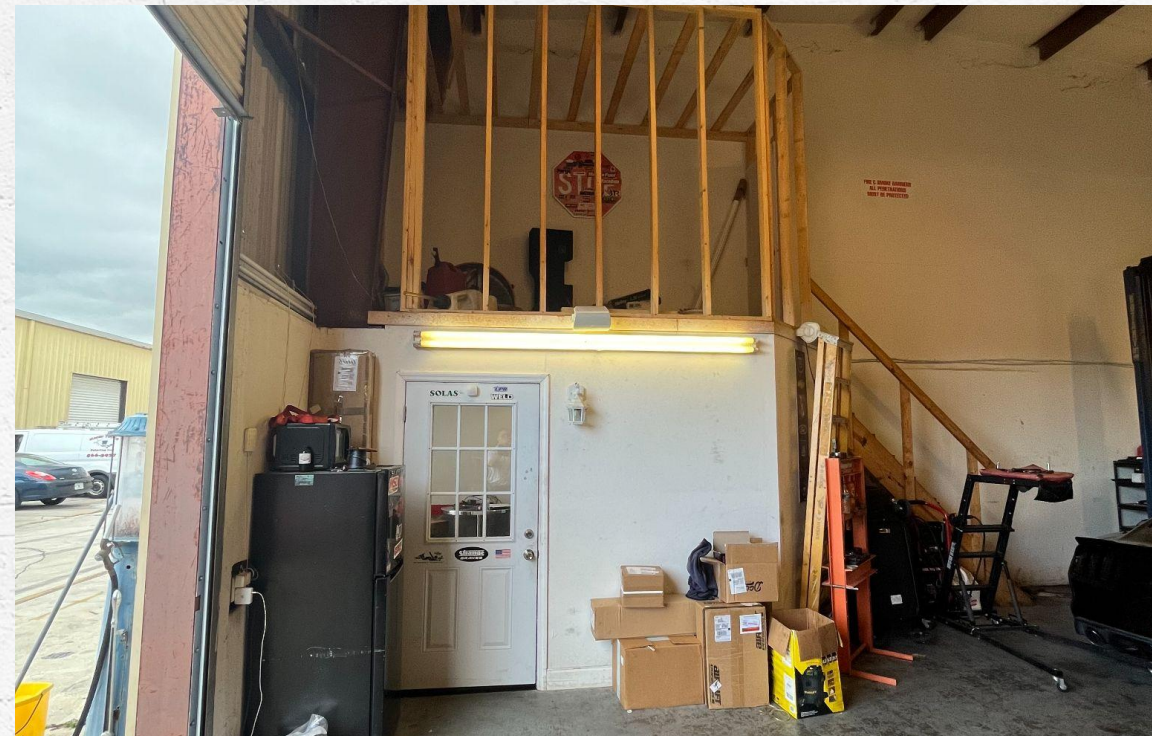
**UNIT C-D | ± 2,300 SF | \$4,890/MONTH + SALES TAX & ELECTRIC**



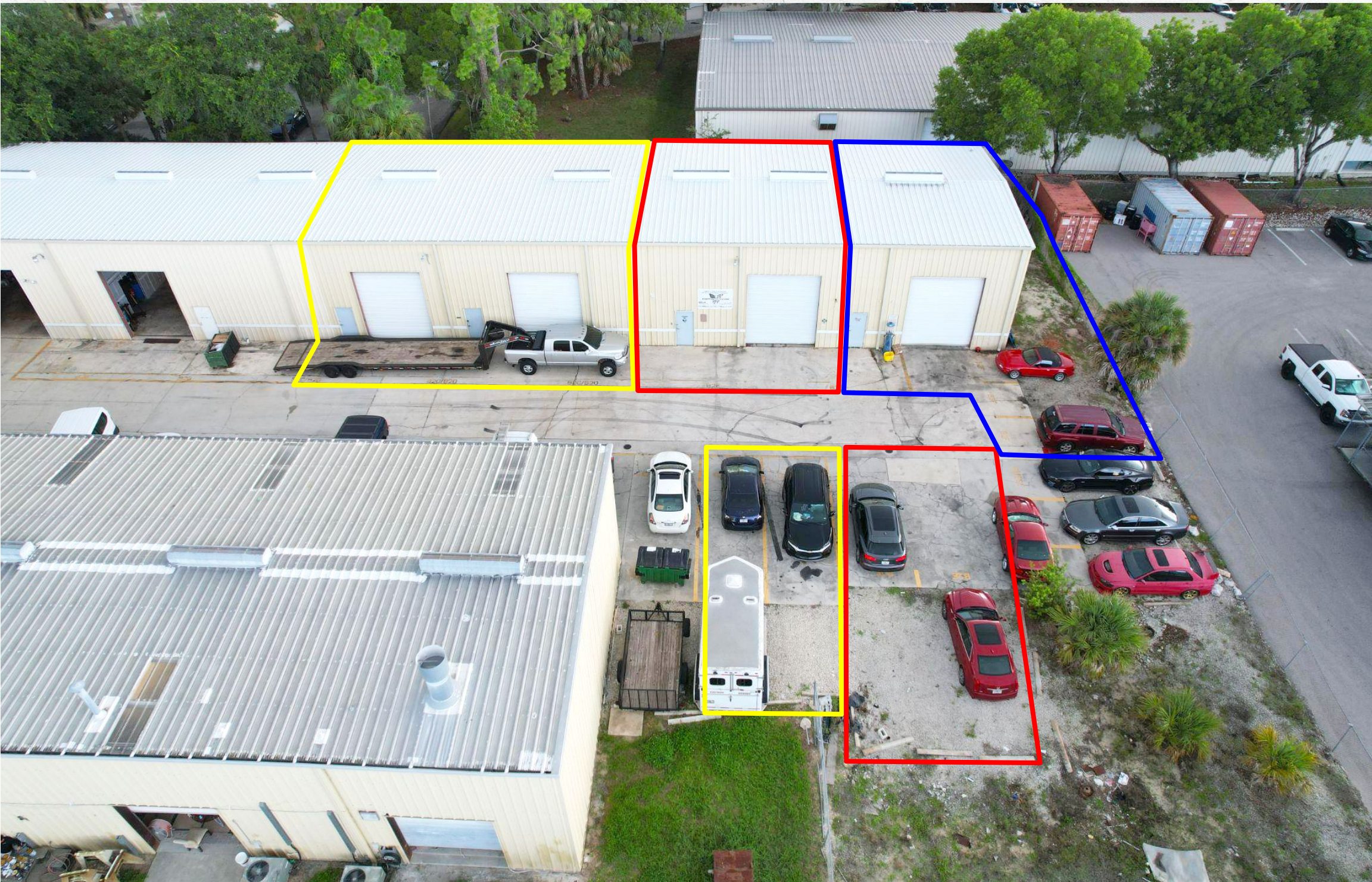
**UNIT E | ± 1,300 SF | \$2,700/MONTH + SALES TAX & ELECTRIC**



# UNIT F | ± 1,300 SF | \$2,700/MONTH + SALES TAX & ELECTRIC



# PARKING MAP (IF UNITS ARE SEPERATED)



# REAR BUILDING STORAGE/PARKING





BEARS PAW COUNTRY CLUB



NAPLES GRANDE GOLF CLUB



ORCHID RUN APARTMENTS



PARTRIDGE POINT CONDOS

I-75  
± 28,000 VPD

GOLDEN GATE PKWY ± 52,000 VPD



AIRPORT-PULLING RD ± 43,000 VPD



NAPLES PRODUCTION PARK

SUBJECT  
PROPERTY



LIVINGSTON RD ± 20,000 VPD



NAPLES  
AIRPORT



RADIO RD ± 26,000 VPD



# INDUSTRIAL FOR LEASE

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#### CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs located at **3784 Domestic Ave | Naples, FL 34104** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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REAL ESTATE INVESTMENT SERVICES