

# FOR LEASE

6,735 SF OFFICE / WAREHOUSE SPACE

4206 ARNOLD AVENUE, NAPLES, FLORIDA 34104



**100% Air  
Conditioned  
Space!**

- **AVAILABLE:** 6,735 SF
- **LEASE RATE:** \$22.00 / SF Net
- **OPEX:** \$2.94 / SF  
+ Utilities & Trash Removal

## PROPERTY FEATURES

- 6,735 SF Office / Warehouse Space
- 2,000± SF Office
- 4,735 SF of Warehouse / Laboratory Potential
- Heavy Power with Back-Up Generator In-Place
- 18' Clear Height
- One (1) Grade-Level Door (10' x 14')
- Zoned I (Industrial)



Please Contact:

**Brock Rasmussen**  
Principal

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**Gary Barlow**  
Senior Vice President

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YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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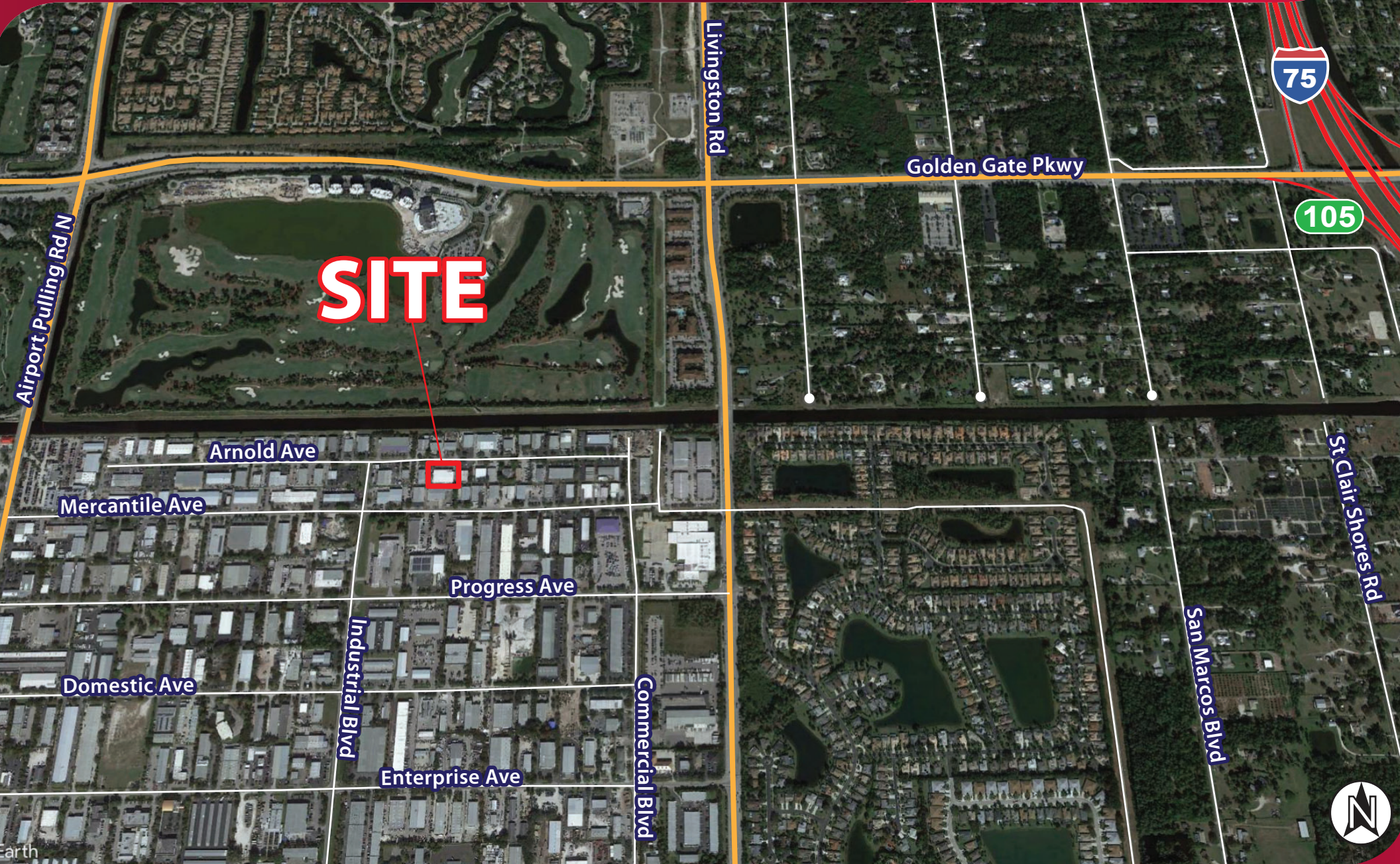
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