



For Lease

Naples Industrial Estates

4110 & 4120 Enterprise Avenue, Naples, FL 34104



PROPERTY SUMMARY

4110 & 4120 Enterprise Avenue is strategically located within the established East Naples Industrial Park, one of Naples' premier business districts. The property offers exceptional accessibility with immediate access to Airport-Pulling Road and Golden Gate Parkway, approximately five minutes from Interstate 75, less than 10 minutes from the Naples Airport, and just 10 minutes from Downtown Naples. Surrounded by an abundance of restaurants, retail centers, banking institutions, hotels, and business services, the location provides convenient access to both local amenities and the broader Southwest Florida market, making it ideal for industrial, flex, and service-oriented users.

PROPERTY HIGHLIGHTS

- Fully Renovated Suites - Move-In Ready
- Well Maintained, High-Image Building
- Ideal Central Naples Location, Close to Naples Airport
- 10'x14' Overhead Roll Up Bay Door in all Units
- New Roof/ New Awnings/ New Seal Coat
- Surveillance & LED Lighting At Night with 24/7 Access
- Flexible Terms & Rent Incentives Available

Lease Rate	\$25 SF/yr (NNN)
Total Units Available	6 Units
Contiguous Spaces	1,253 - 2,500 SF
Building Size	83,500 SF
Year Built / Year Renovated	2000/2025
Zoning	IL
Market	Southwest Florida



Corrie Gates
Director
O: 239.250.2240
corrie.gates@svn.com



Ben Arensman
Property Management Coordinator & Associate Advisor
O: 239.219.7417
ben.arensman@svn.com





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AVAILABLE SUITES (DOES NOT INCLUDE CAM)

SUITE	TOTAL SF	OFFICE SF	ASKING RATE (NNN)	OCCUPANCY	FEATURES
1 A-109/A-209	2,502	200	\$5,213/mo	Immediate	Drive Thru/ 2 Bay Doors
2 A-110	1,253	0	\$2,610/mo	LEASED	
3 A-116/A-216	2,496	240	\$5,200/mo	Immediate	Drive Thru/ 2 Bay Doors
4 B-105	1,505	175	\$3,135/mo	Immediate	Fully Air Conditioned Office & Warehouse
5 B-110	1,502	307	\$3,129/mo	Immediate	Huge MEZZANINE With Forklift Access
6 B-114	1,501	230	3,127/mo	Immediate	Ready To Move In



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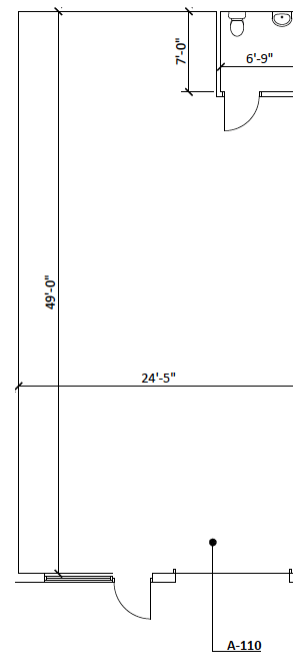
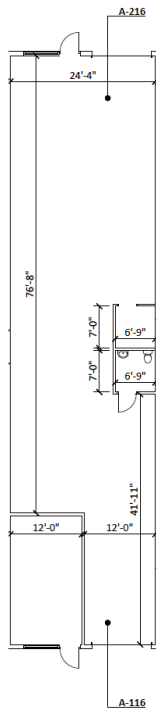
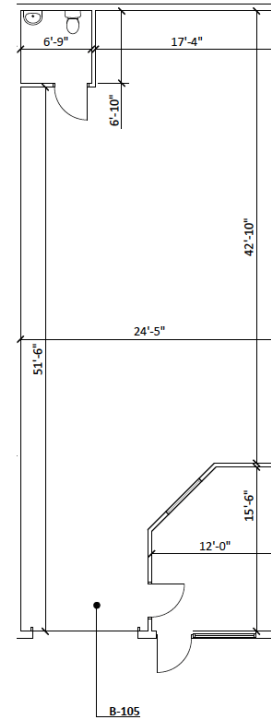
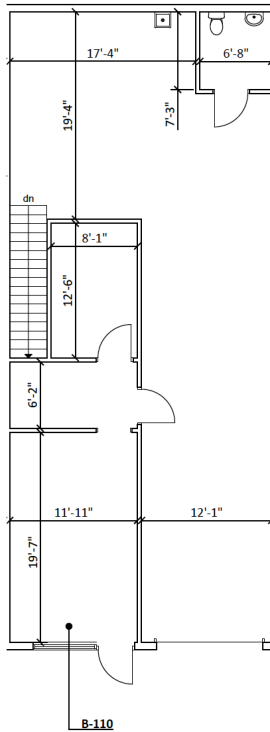


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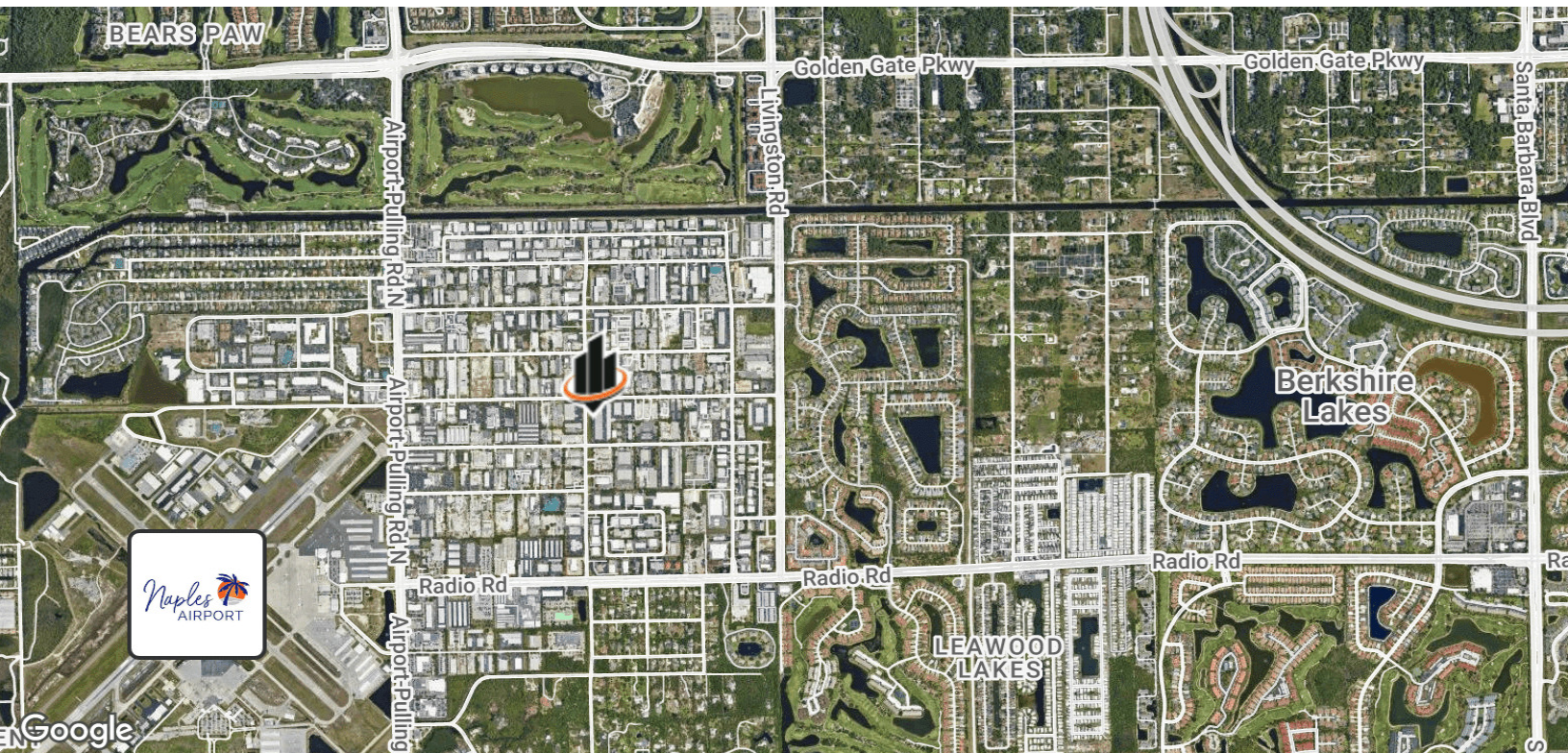
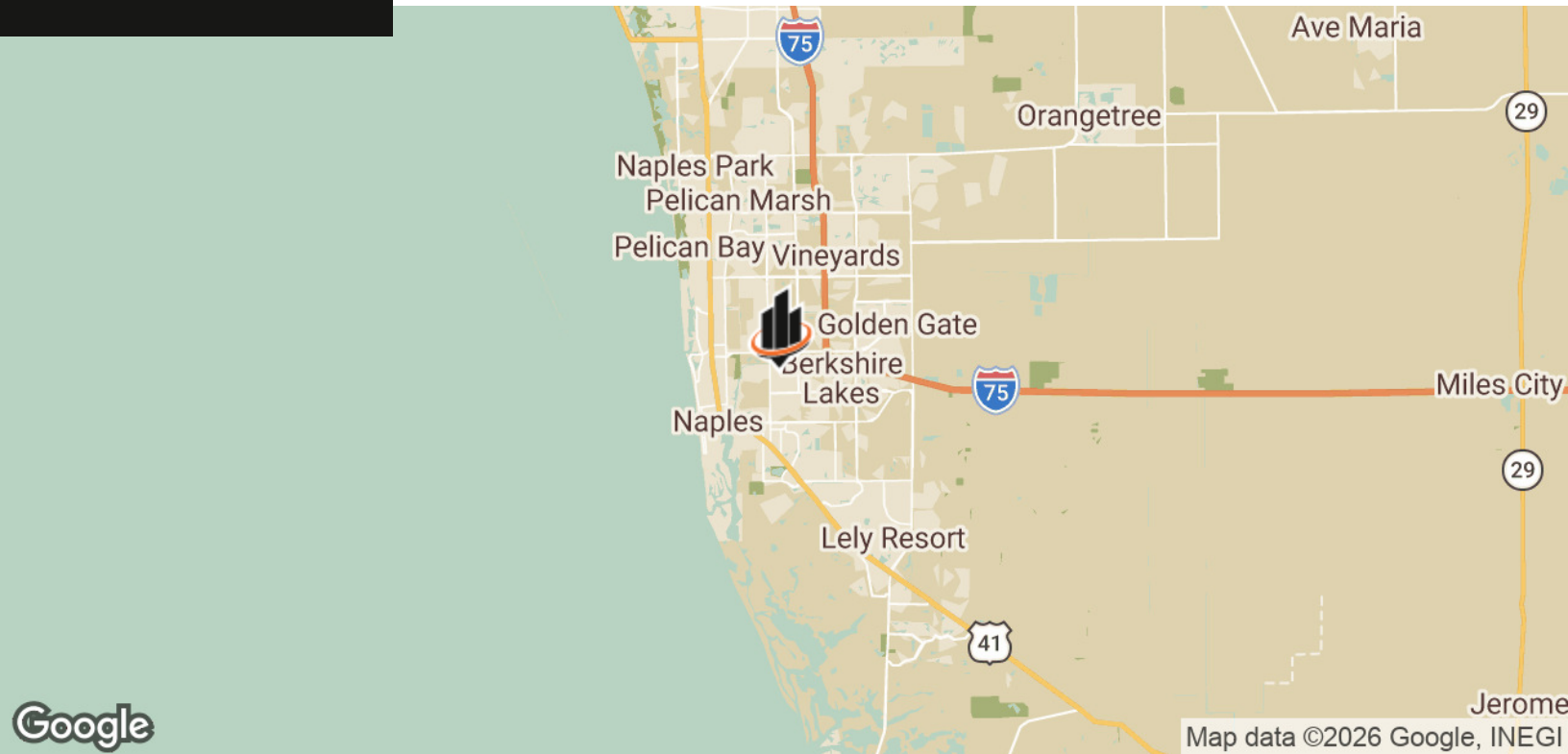
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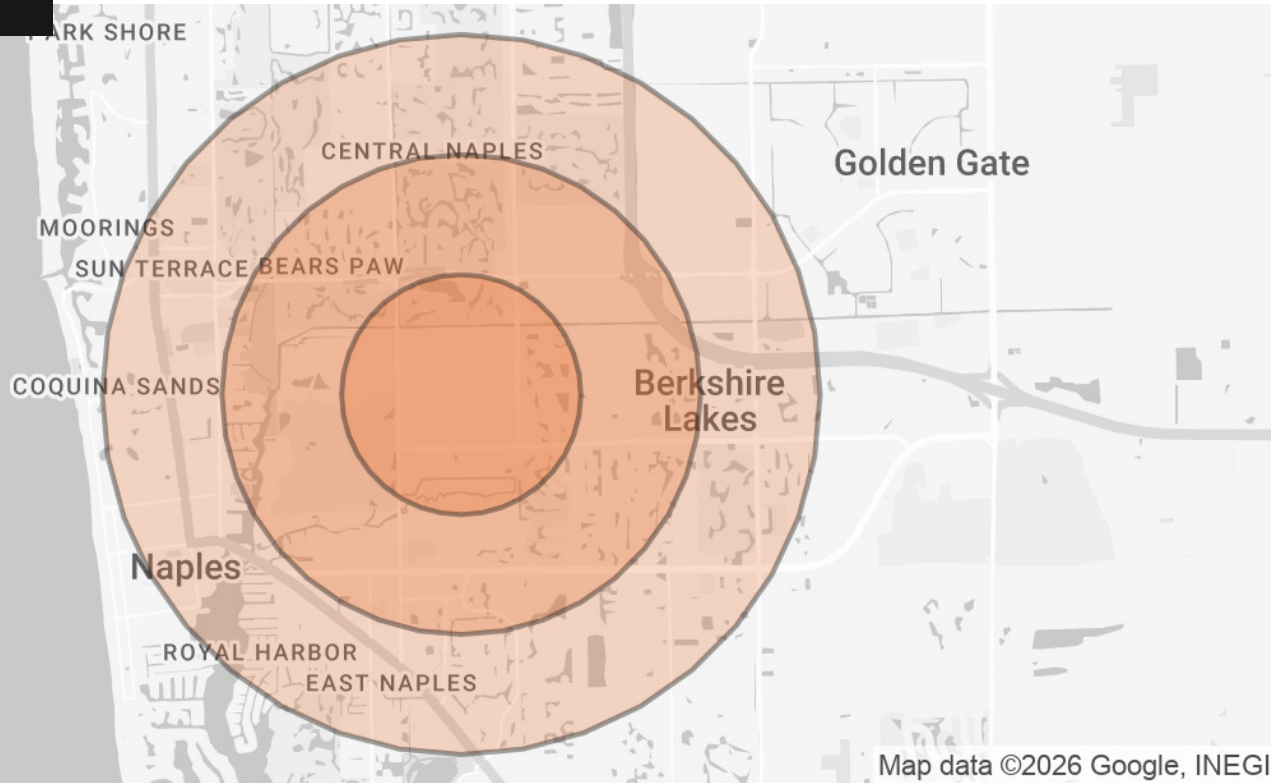




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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,365	22,141	56,472
AVERAGE AGE	55.1	52.3	53.5
AVERAGE AGE (MALE)	51	47.4	50.2
AVERAGE AGE (FEMALE)	56.8	53.8	54.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,111	13,141	36,011
# OF PERSONS PER HH	1.6	1.7	1.6
AVERAGE HH INCOME	\$74,717	\$72,445	\$69,398
AVERAGE HOUSE VALUE	\$509,394	\$443,283	\$464,850

2020 American Community Survey (ACS)



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