

9786 BONITA BEACH RD SE  
BONITA SPRINGS, FL 34135



FOR LEASE

INDUSTRIAL  
OFFICE/WAREHOUSE

# LEASE RATE: **\$21.00 PSF NNN**

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	TOTAL MONTHLY RENT
1	3,200	\$21.00	\$5,600	\$5.00	\$1,333.33	\$6,933.33

AVAILABLE SIZE (SF): **3,200± SF**

OVERHEAD DOORS: **One (1) 23' x 14' & One (1) 12' x 14'**

CLEAR HEIGHT: **18'**

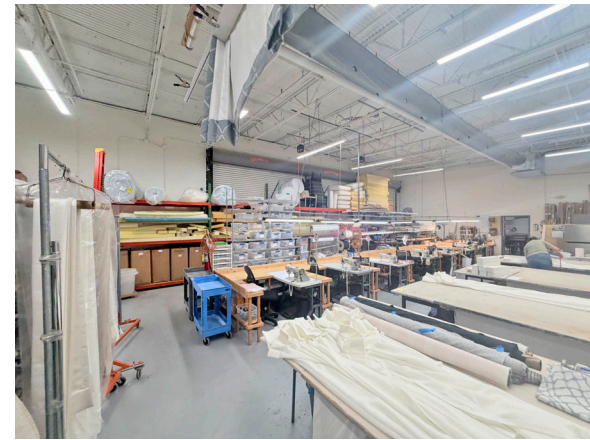
YEAR BUILT: **2003**

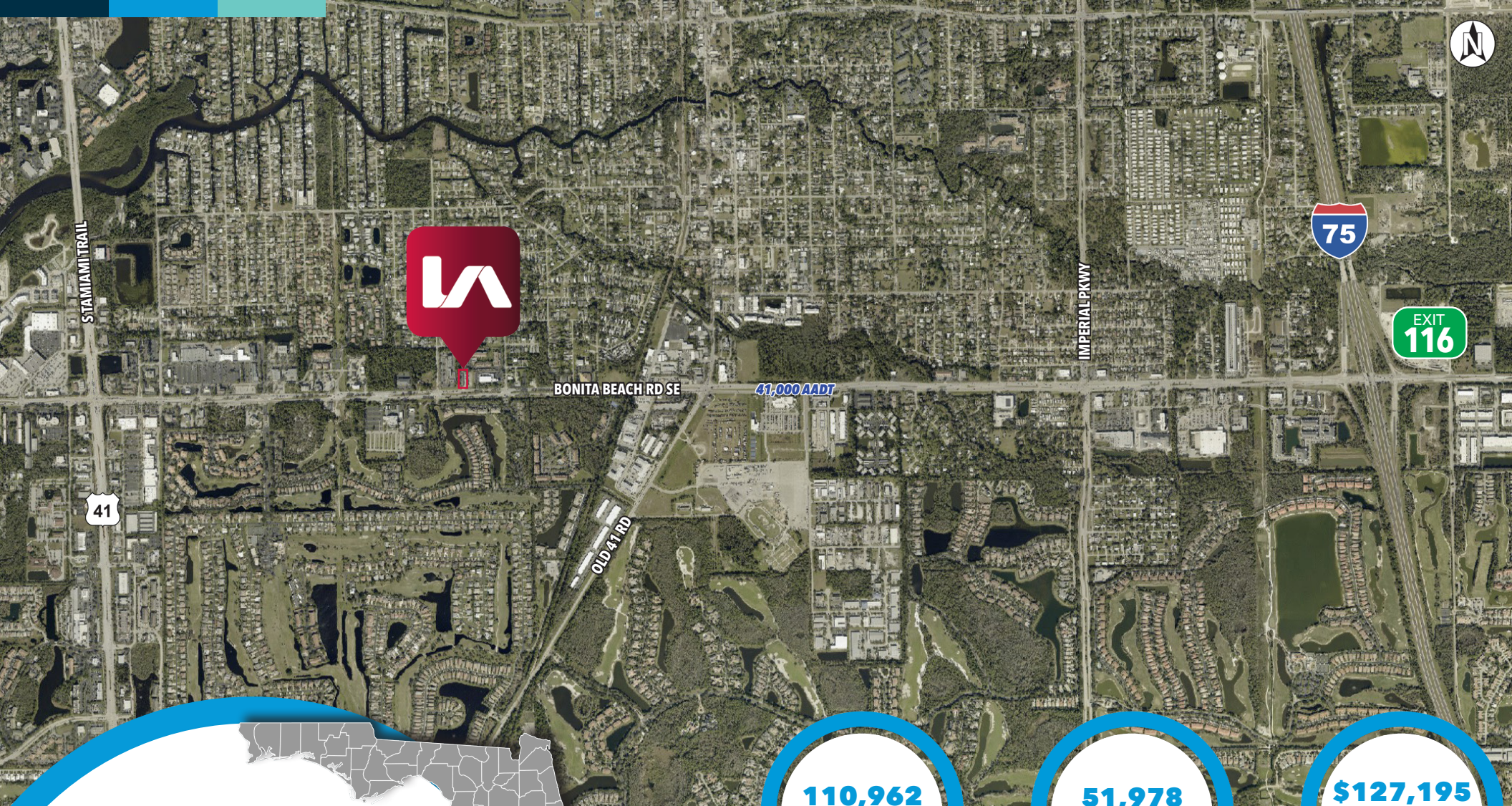
ZONING: **CPD - Commercial Planned Development** [Click Here for Uses](#)

Rare Bonita Springs warehouse available in a prime, high-traffic location along Bonita Beach Road, just minutes from I-75, offering excellent accessibility and visibility. The space features two large overhead doors (23' x 14' and 12' x 14'), along with full air conditioning throughout to maintain a comfortable working environment. A high-end office buildout offers a professional, polished appearance suitable for client-facing operations. The unit also includes two bathrooms for added convenience and efficiency. This combination of strategic location, robust access, climate-controlled environment, and upgraded office amenities makes it an ideal choice for businesses seeking both functionality and a premium presentation.



# PHOTOS





BONITA BEACH RD SE **41,000 AADT**



**DISTANCES (MILES)**

US 41 .....	1.0
I-75 .....	2.5
NAPLES AIRPORT.....	15.7
SWFL INTERNATIONAL AIRPORT (RSW)...	18.3
MIAMI .....	131
TAMPA.....	155



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**EXCLUSIVE LEASING AGENTS:**

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03/17/26