

9201-9211

BERNWOOD TRADE CENTER

COCKLESHELL COURT
BONITA SPRINGS, FL 34135



FOR SUBLEASE OR DIRECT LEASE

OFFICE/WAREHOUSE

DRIVE-THRU LOADING & OUTDOOR STORAGE YARD

PROPERTY OVERVIEW

- 24,933± SF total available across two buildings
- Front Building (9201): 5,775± SF with three (3) 12' x 14' grade-level overhead doors
- Rear Building (9211): 19,158± SF with five (5) 12' x 14' grade-level overhead doors, including three (3) drive-thru doors
- Fully air-conditioned
- 18' clear height
- 3-phase power
- LED lighting throughout
- Fenced outdoor storage yard

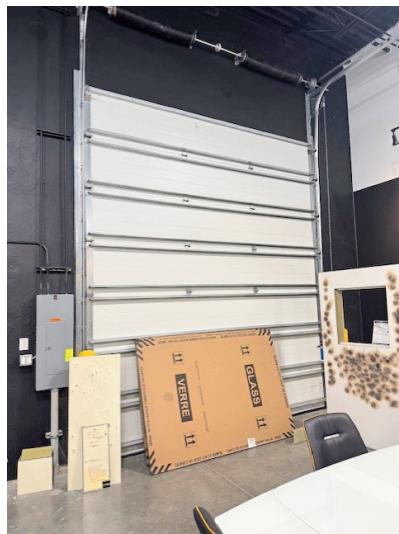
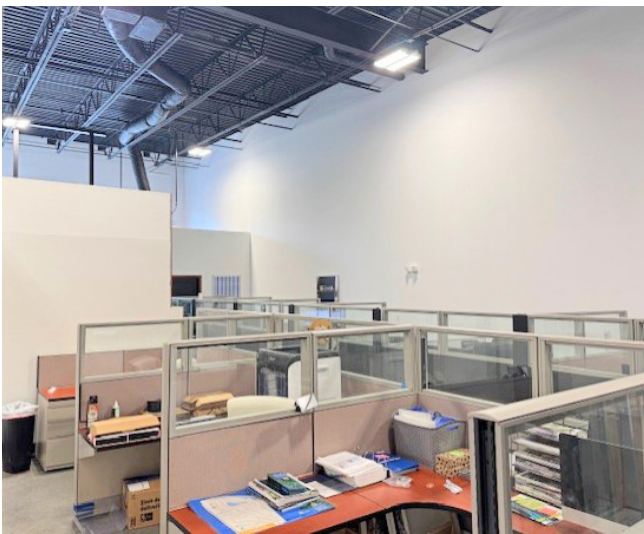
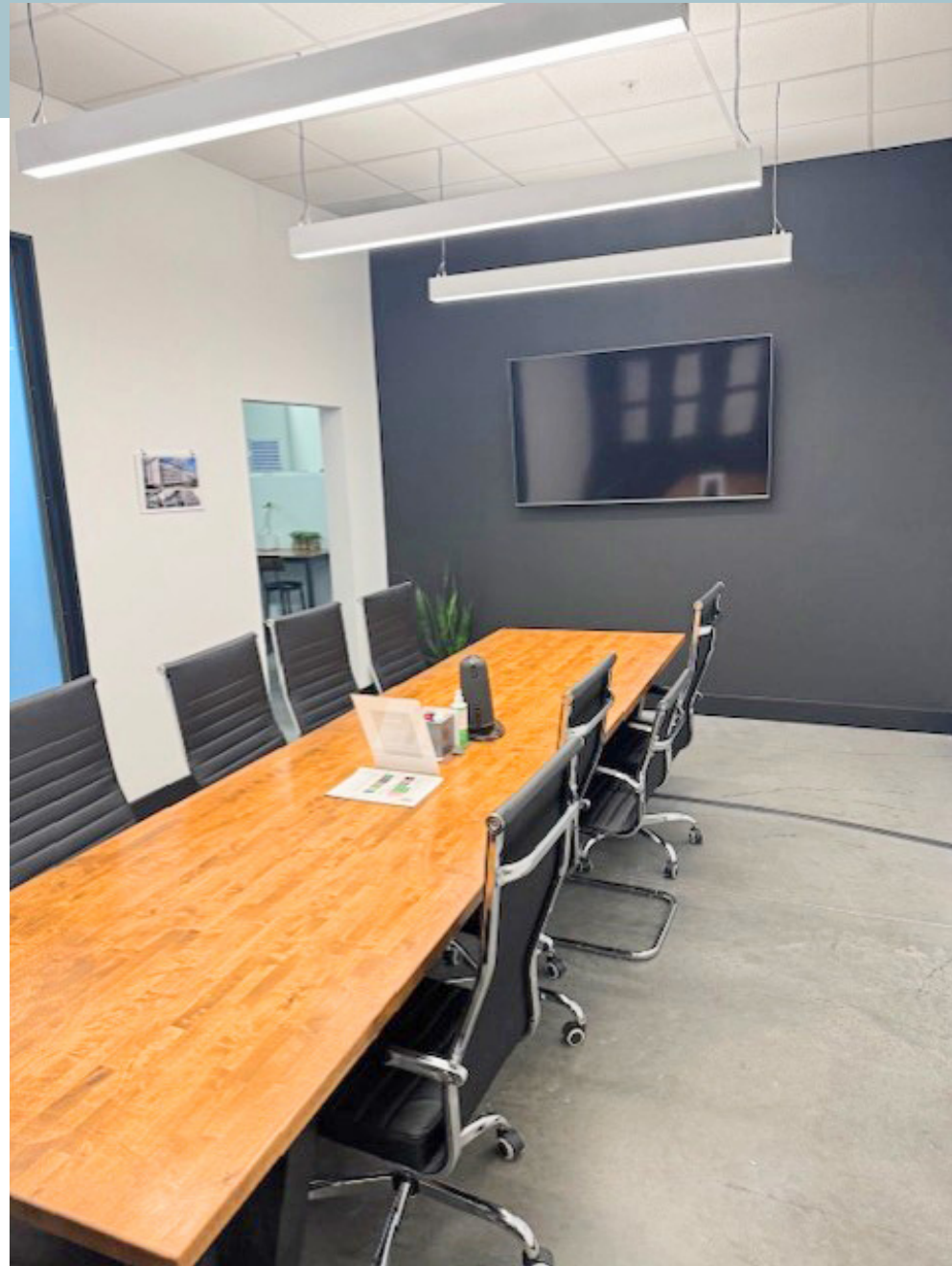
Located within Bernwood Trade Center, this Class A office/warehouse opportunity offers a rare combination of multiple buildings, fully air-conditioned industrial space, abundant loading, and fenced outdoor storage within Bonita Springs' premier industrial business park. The property features 18' clear heights, 3-phase power, LED lighting, and excellent truck circulation, making it well suited for distribution, service, manufacturing, contractor, and flex industrial users. Ideally positioned between Naples and Fort Myers, the location provides convenient access to Southwest Florida's major population and business centers.



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9201 BUILDING

UNITS 9-11 | 5,775± SF



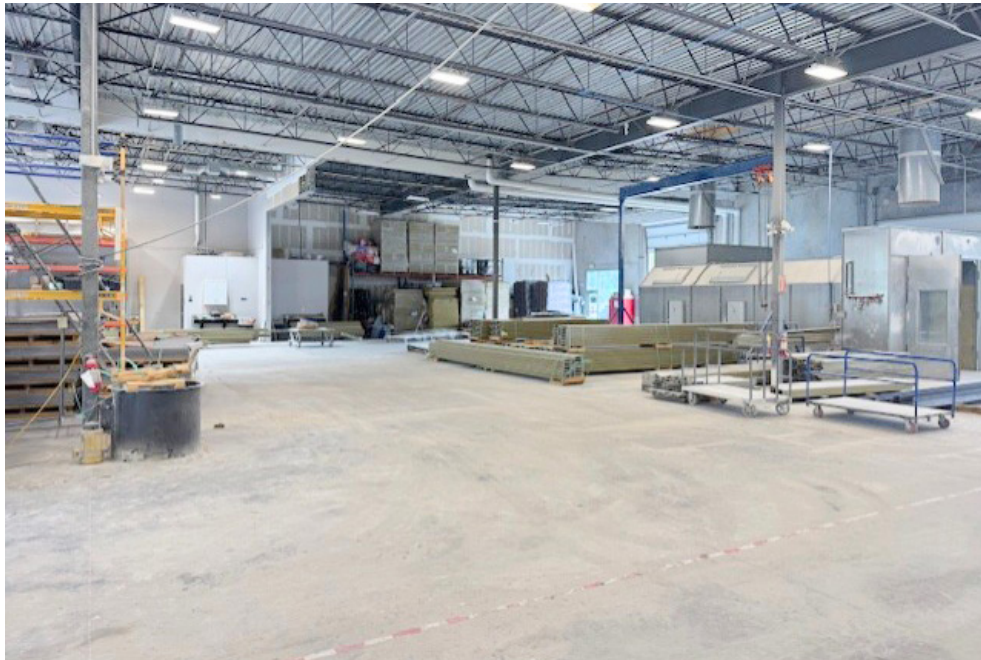
9211 BUILDING

UNITS 8-9 | 3,804 ± SF



9211 BUILDING

UNITS 3-7,13-15 | 15,354± SF





FENCED OUTDOOR STORAGE

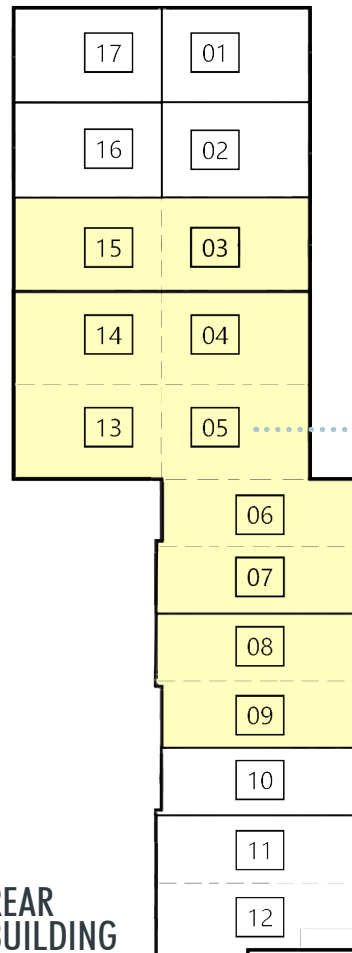


UNIT AVAILABILITY

Outdoor Storage

BUILDING	UNIT	SIZE (SF)	OVERHEAD DOORS
9201 (Front)	9-11	5,775	Three (3) 12' x 14'
9211 (Rear)	3-9,13-15	19,158	Five (5), including Three (3) Drive-Thru

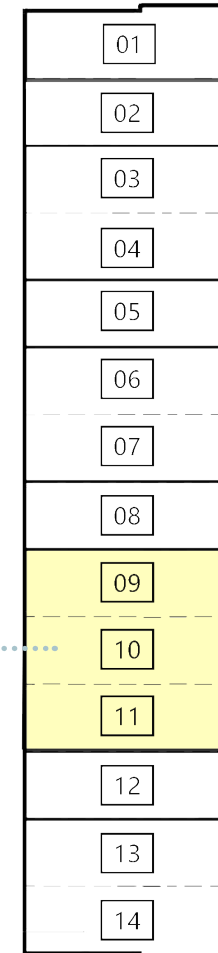
9211 REAR BUILDING



**UNITS
3-9, 13-15**
19,158± SF

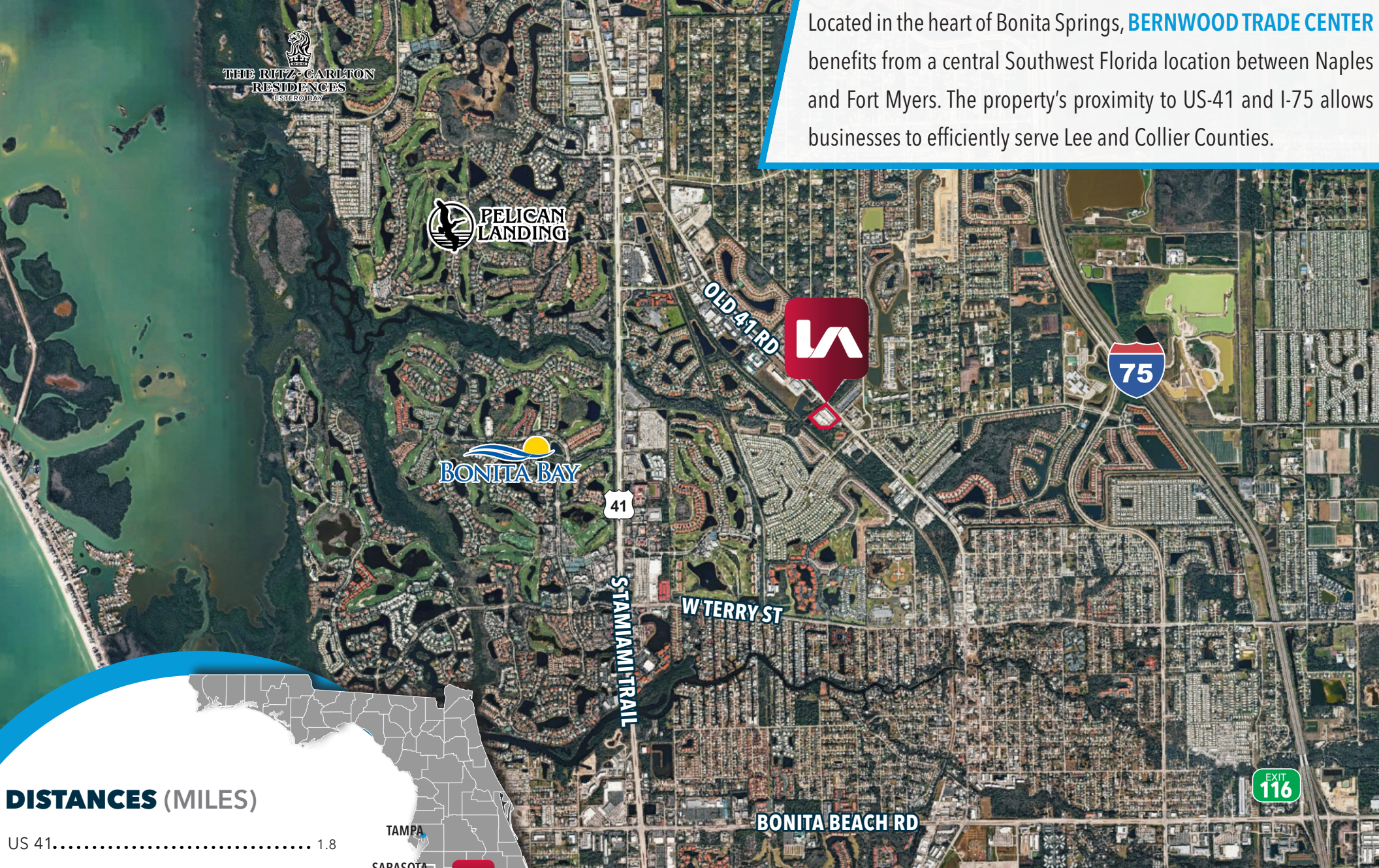
UNITS 9-11
5,775± SF

AVAILABLE



9201 FRONT BUILDING





Located in the heart of Bonita Springs, **BERNWOOD TRADE CENTER** benefits from a central Southwest Florida location between Naples and Fort Myers. The property's proximity to US-41 and I-75 allows businesses to efficiently serve Lee and Collier Counties.

DISTANCES (MILES)

US 41.....	1.8
I-75, EXIT 116.....	4.2
SWFL INTERNATIONAL AIRPORT (RSW).....	15.8
MIAMI.....	138
TAMPA.....	150



Strategically Positioned for
Regional **CONNECTIVITY**

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06/18/26

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