



**Investment
Properties
Corporation**

**F O R S A L E
F O R L E A S E**

INDUSTRIAL WAREHOUSE

 Located in triangle between Tamiami Trail E and Davis Blvd

2231 Linwood Ave | Naples, Florida 34112



*click
here!*



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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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OFFERING SUMMARY

PRICE:	\$3,500,000
BASE RENT:	\$18.00 PSF NNN
CAM (2026):	TBD
BUILDING SIZE:	10,570 SF
LOT SIZE:	.79 AC
ZONING:	C-5
RE TAXES: (2025)	\$16,685.41

Owner/user property for sale or lease. This 10,570 sq. ft. building is located in the Bayshore Gateway Triangle near the new mixed use towers, Ascent & Aura. This office/warehouse building is ideal for a tenant, user, or investor/developer who recognizes the intrinsic value in the site.

DEMOGRAPHICS (2026)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	7,356	47,801	107,517
Est. Avg. Household Income	\$127,134	\$148,971	\$156,111
2025 AADT Traffic Count	35,500 Cars on Tamiami Trail E Daily		



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