



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM

AUTO BODY

3,000 SF INDUSTRIAL FLEX FOR LEASE

READY FOR TRADE, PRODUCTION, DETAILING, BODY USERS



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3555 Kraft Road #260
Naples, FL 34105

LQCRE.COM

MIKE CONCILLA
Principal

D: (239) 676-6706

C: (239) 823-9882

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NICK MATSON
Associate

D: (239) 676-6694

C: (239) 351-0137

nmatson@lqcre.com

3,000 SF INDUSTRIAL FLEX FOR LEASE

4531 S Cleveland Ave | Fort Myers, FL

Immediately Available For Trade, Production, Detailing Use

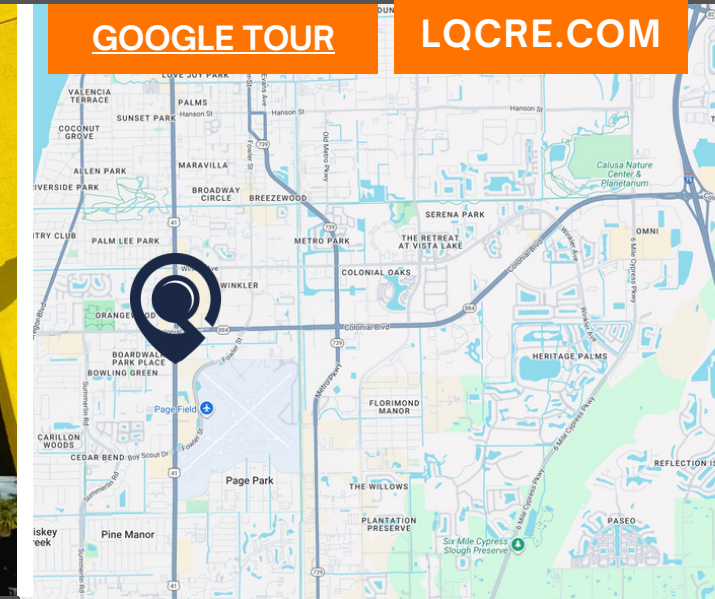


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GOOGLE TOUR



- Fort Myers flex co-tenancy for lease
- Strong signage along US 41 (54,500 CPD)
- South of Colonial Drive (54,000 CPD)
- Immediate availability for auto body use
- Versatile adaptive use options:
Storage, light industrial, trade / service



3,000 SF



\$24.00 PSF



BUILT 2022



TENANT PRIVACY

[PROPERTIES.LQCRE.COM/BODY-SHOP](https://properties.lqcre.com/body-shop)

- Spacious Open Bay with High Ceilings
- Rollup Doors
- Industrial Power
- Concrete Flooring
- Office & Restroom
- Ample On-Site Parking
- Façade Improvements Possible



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Actual Subject Property



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Demonstrative Purposes - Sample Façade Improvements



Demonstrative Samples



Demonstrative Samples



Demonstrative Samples



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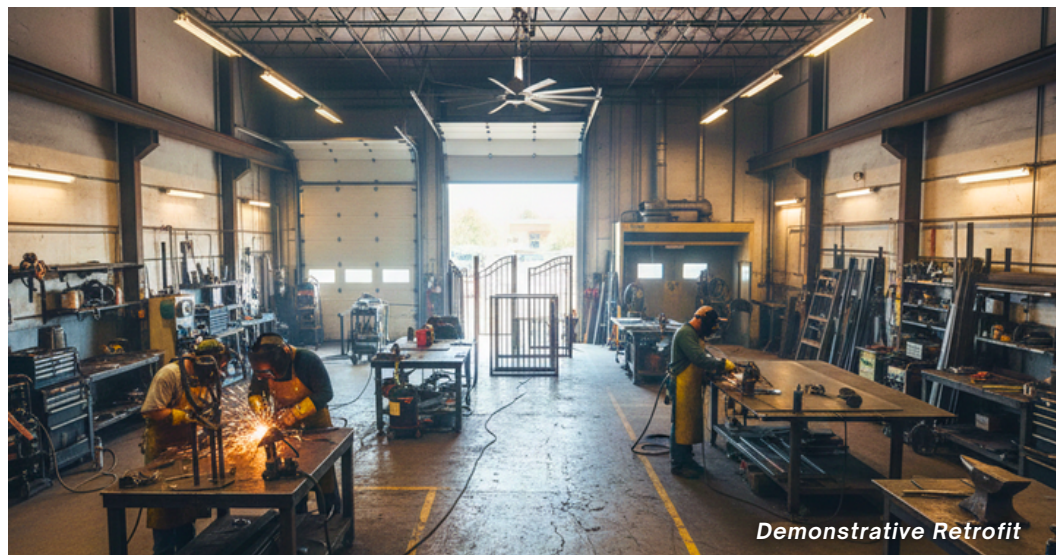
Demonstrative Retrofit - Sample Interior Improvements



Demonstrative Retrofit



Demonstrative Retrofit



Demonstrative Retrofit



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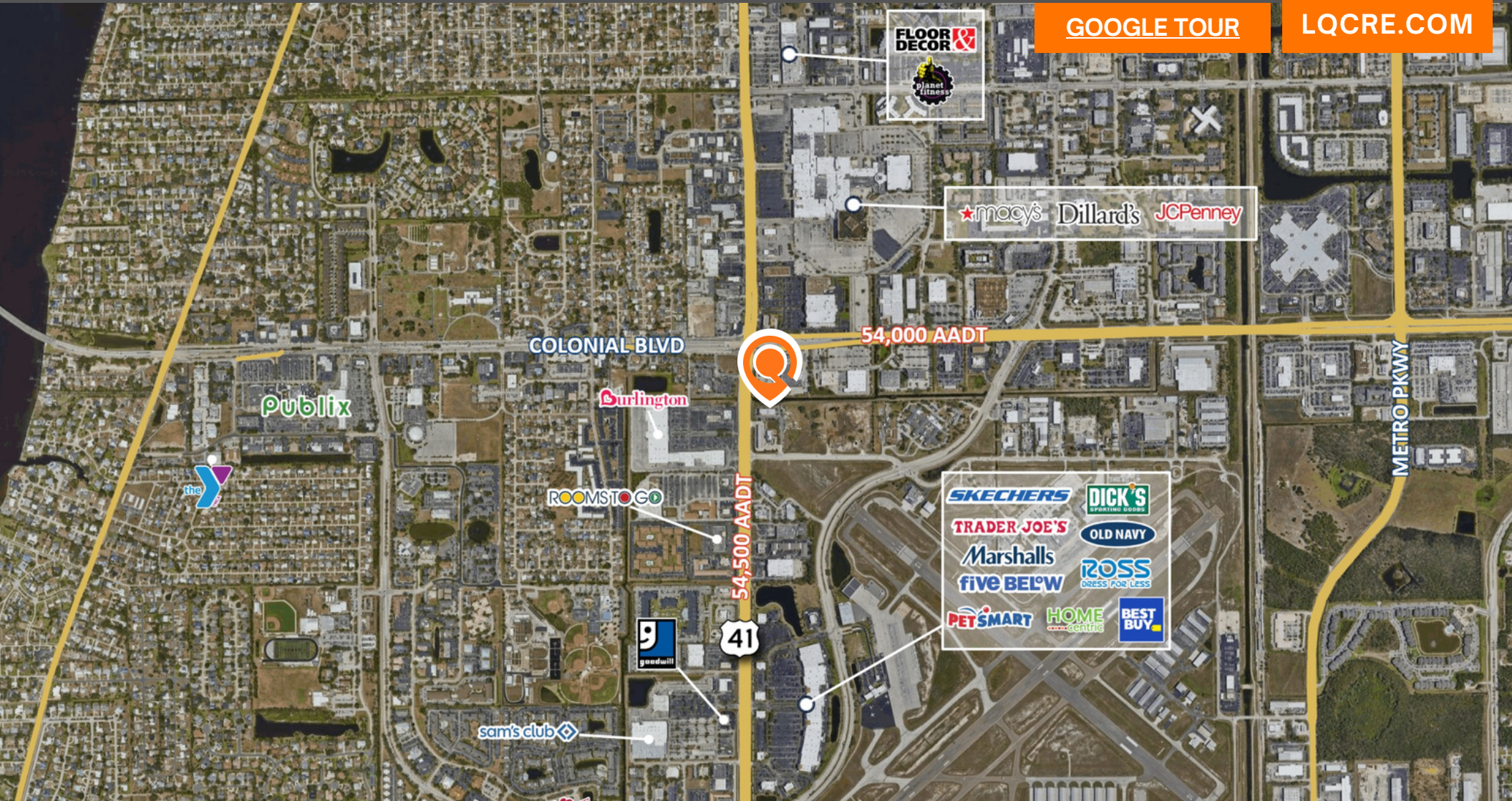
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