

6134 Taylor Road FOR SALE OR LEASE



PINE RIDGE INDUSTRIAL PARK



11,000 SF FREESTANDING BUILDING

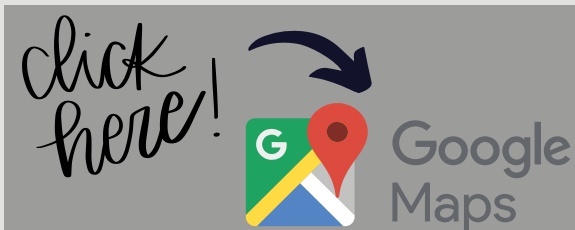
OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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.

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker

OFFERING SUMMARY

- PRICE:** \$4,300,000
- BASE RENT:** \$21,500/mo. NNN
- BUILDING SIZE:** 11,000 SF (50.20' X 220.20')
- LOT SIZE:** .68 acres 29,621 SF 296' X 100'
- CONSTRUCTION:** Steel
- CEILING HEIGHT:** 24'
- PARKING/LOT:** 4 spaces in front
34' X 280' lot on north side (gated)
- GARAGE DOORS:** 4 - 12' X 14'
- OTHER:**
- Gated
 - HVAC & Power Updated (2024)
 - New Electrical Panel (2024)
 - Over \$200K in HVAC+ Insulation (2024)
 - Loading Dock
 - Mezzanine
 - Newly Renovated Office (2024)
 - 2 Restrooms (Office / Warehouse)
 - 2 Private Offices (12' X 12')
 - Ability to park 6 -24' box trucks on north side



SALES AGENT



Christine McManus CCIM, SIOR
Principal



FOR MORE INFORMATION:

Christine McManus / christine@ipcnaples.com
239-777-2020

WWW.IPCNAPLES.COM



Investment Properties Corporation

BUILDING INTERIOR & MAPS

