



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

## WAREHOUSE / DISTRIBUTION FACILITY

### 108,218 SF

**4747 PROGRESS AVENUE, NAPLES, FLORIDA 34104**



[Click to View  
Property Video](#)



**Bob Johnston, SIOR**

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### PROPERTY OVERVIEW

Lee & Associates is exclusively offering for sale this Naples, Florida industrial warehouse . The unique in-fill location is in a market with limited supply of industrial land and buildings.

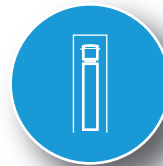
The growth of Southwest Florida is contributing to the rising need for large-scale distribution buildings especially ones that service the temperature - controlled market.



**32° F to 68° F**  
WAREHOUSE  
TEMPERATURE



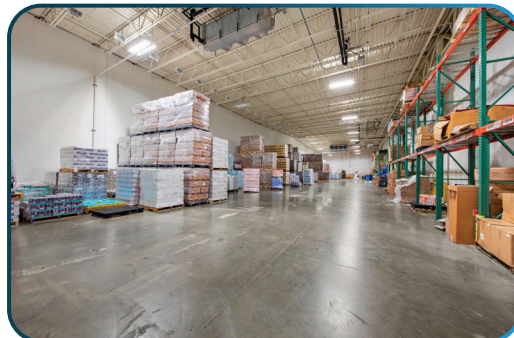
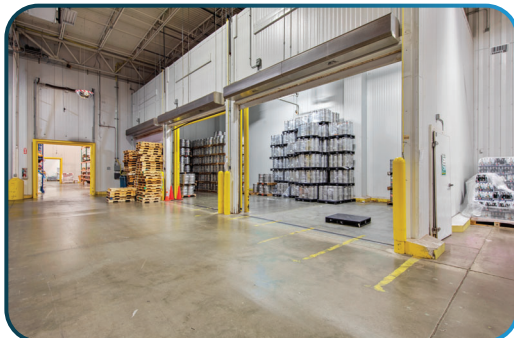
**24'**  
CLEAR  
HEIGHT



**24**  
TRAILER  
DROPS



**10,033 SF**  
OFFICE  
SIZE



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### PROPERTY DETAILS

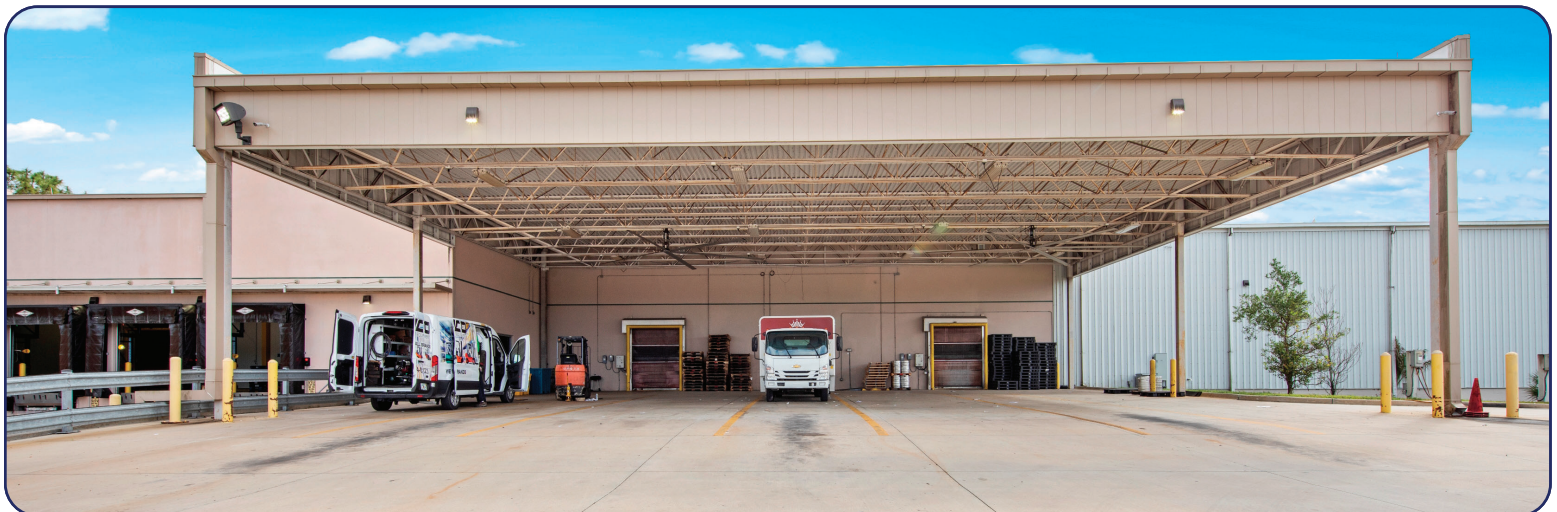
<b>Building Area:</b>	108,218 SF
<b>Office Area:</b>	10,033 SF
<b>Warehouse Area:</b>	98,185 SF
<b>Land Area:</b>	7.62± AC
<b>Zoning:</b>	I (Industrial)
<b>Tenancy:</b>	Single
<b>Year Built:</b>	1993
<b>Clear Height:</b>	24'
<b>Total Overhead Door(s):</b>	Five (5): 3 (22' x 14'), & 2 (14' x 16')
<b>Dock-High Door(s):</b>	Nine (9)
<b>Sprinkler System:</b>	Yes
<b>Construction:</b>	Masonry
<b>Parking Spaces:</b>	120
<b>Fully Fenced &amp; Gated:</b>	Yes

*~ Any Buyer which is represented by a broker is responsible to compensate the broker. ~*

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Southern Elevation



Eastern Elevation



Eastern Elevation



Typical Office Area



Conference Room



Training Room



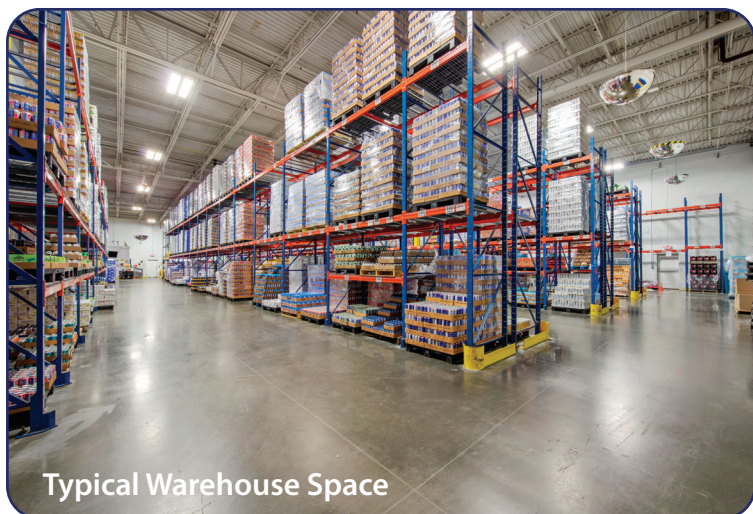
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Typical Warehouse Space



Typical Warehouse Space



Typical Warehouse Space



Cold Storage Area



Signage



Parking Area

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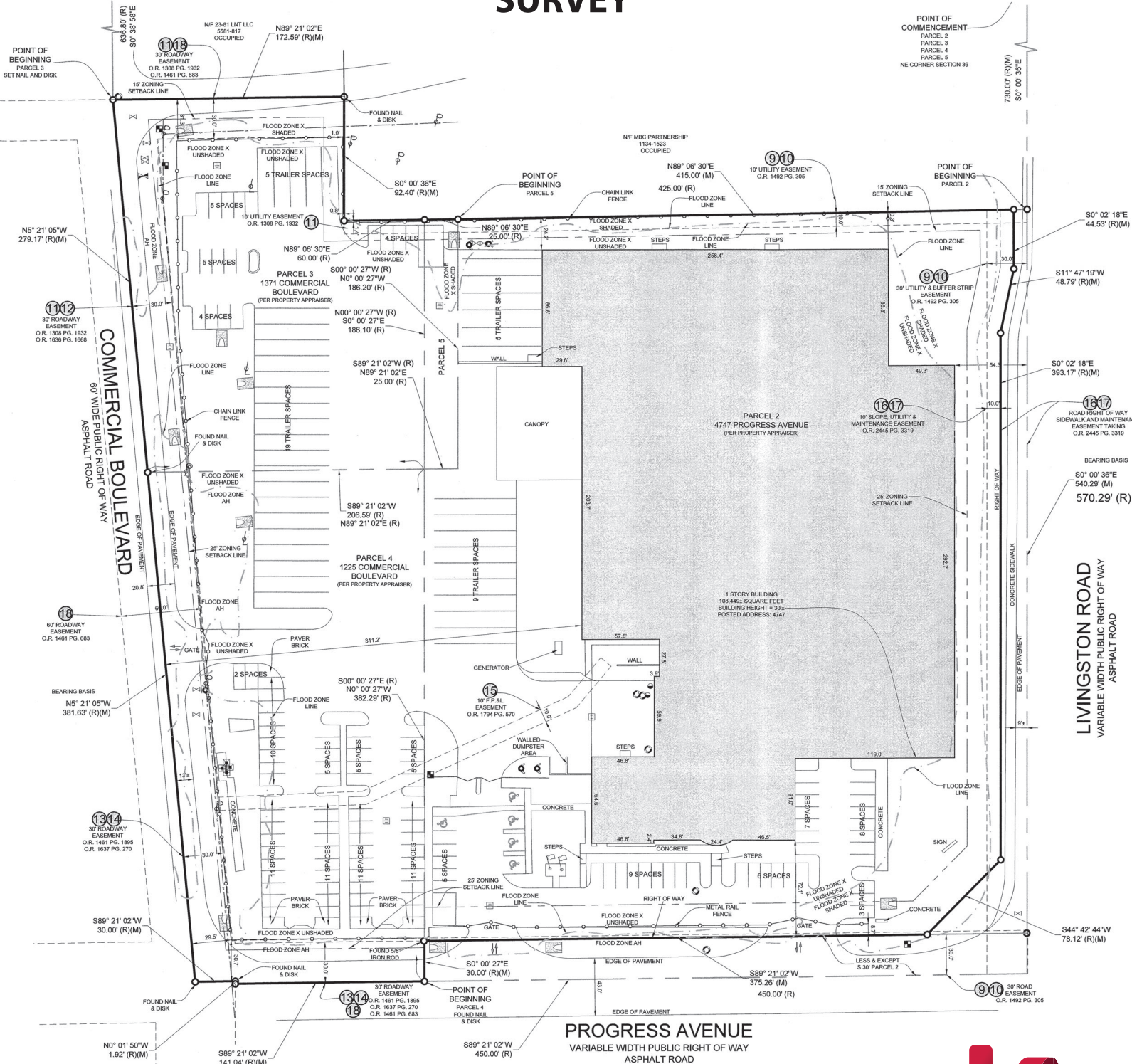
### 4747 PROGRESS AVENUE

### NAPLES, FL 34104



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## SURVEY



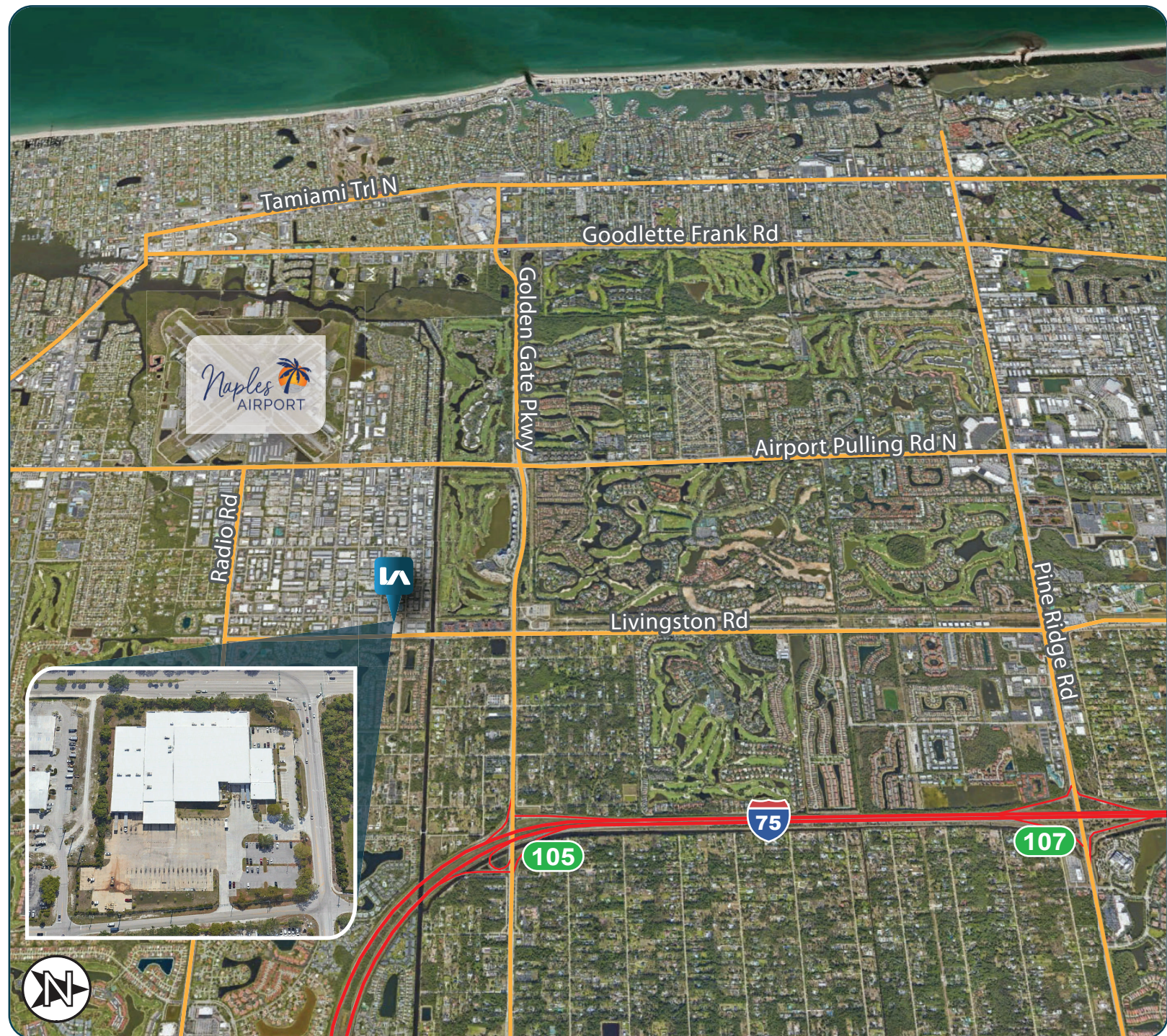
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### THIS OFFER PRESENTED BY:



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