

INDUSTRIAL & OFFICE PROPERTY

502 New Market Rd E
Immokalee, FL 34142



FOR SALE AND LEASE



INFORMATION

Sale Price:	\$1,575,000
Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	10,576 SF
Price / SF:	\$148.92
Year Built:	1986
Market:	Naples
Submarket:	Southwest Florida

OVERVIEW

This commercial property, located at 502 New Market Road E in Immokalee, FL, offers a well-positioned site for a variety of business operations. Situated on approximately one acre of land, the property includes a fully built-out office space and a 3,000± square foot freestanding warehouse. The site layout allows for both office and industrial uses, with ample on-site parking and flexible interior configurations to accommodate a wide range of tenant requirements. Its location is well-suited for businesses seeking a professional environment with operational efficiency, whether for logistics, service, or general commercial use.

FEATURES

- New Roof
- 60kw Generator
- Ample surface parking
- Excellent visibility and accessibility in a growing area

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

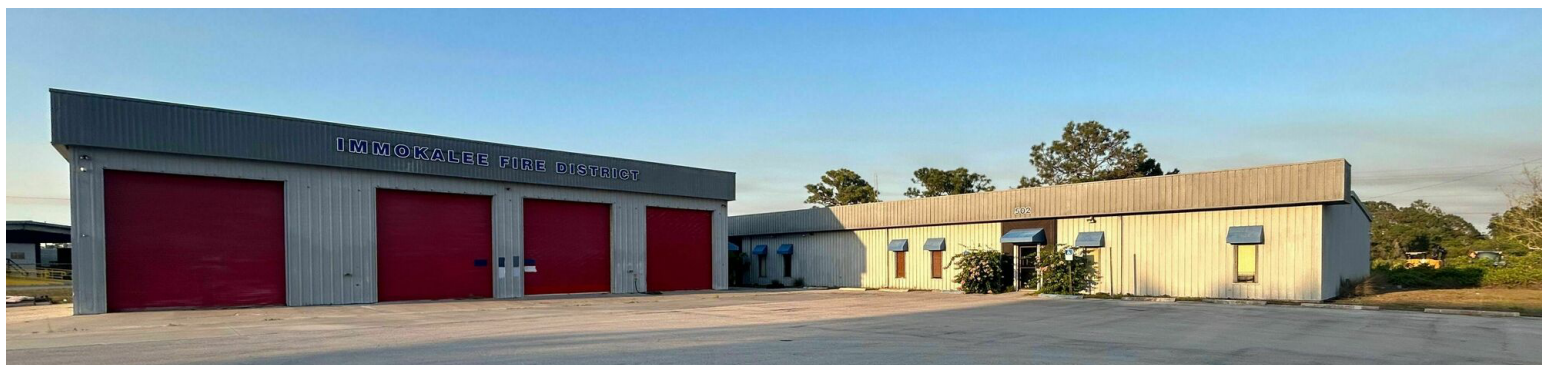
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	0.3 MILES	0.5 MILES	1 MILE
Total households	23	167	1,480
Total persons per hh	4.3	3.7	3.6
Average hh income	\$78,688	\$71,621	\$63,147
Average house value	\$185,848	\$242,076	\$232,321

	0.3 MILES	0.5 MILES	1 MILE
Total population	99	617	5,343
Median age	32	34	34
Median age (male)	32	34	34
Median age (female)	30	33	34



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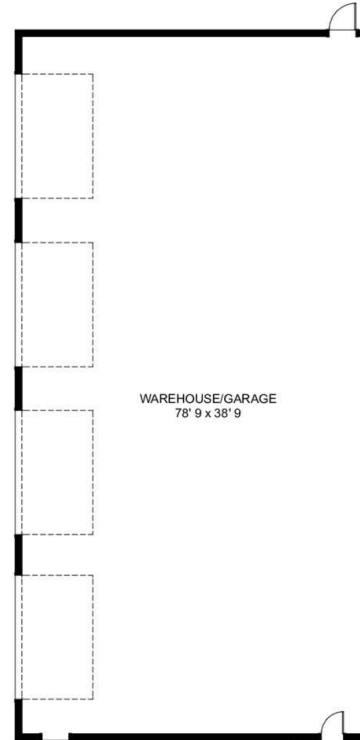
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502 NEW MARKET ROAD EAST
NAPLES, FL

Office Area	7238 sq. ft.
Warehouse/Garage/Breezeway	3415 sq. ft.
TOTAL USABLE AREA	10653 sq. ft.



Prepared exclusively for Felipe Arcila
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FELIPE ARCILA

Senior Advisor

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PROFESSIONAL BACKGROUND

Felipe Arcila is an accomplished Commercial Real Estate Advisor with nearly 20 years of experience in commercial development, sales, leasing, and site selection. He has a tireless work ethic and a passion for advocating for his customers.

Southwest Florida has been home to Felipe since 2003. Originally from Colombia, he has a broad range of experience with international transactions in Puerto Rico, Colombia, and Mexico. Felipe has been awarded the firms' Top Producer for Total Transaction Volume in both 2021 & 2022 with over \$50M in total transactions within just the past three years.

Felipe has served the local community as a member of the Golden Gate Parkway Economic Development Zoning Advisory Board since 2020 and is a NABOR Commercial Committee member. Felipe is also a member of NABOR, CCIM, ULI, and ICSC.

Felipe is fluent in both English and Spanish. During his free time, he volunteers for Habitat for Humanity, travelling and enjoys surfing.

CAREER HIGHLIGHTS:

- Transactions in the United States, Puerto Rico, Colombia, and Mexico
- Retail site selection throughout the State of Florida and Puerto Rico
- Habitat for Humanity volunteer

MEMBERSHIPS

- NABOR® Member
- CCIM Member
- ICSC
- Golden Gate Parkway Economic Development Zoning Advisory Board

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