

SUBLEASE COMMERCIAL / C-5 BUILDING(S)



11430 Tamiami Trail E

11430 Tamiami Trail E
Naples FL 34109

Christine McManus CCIM, SIOR
Investment Properties Corporation of Naples
(239) 777-2020
christine@ipcnaples.com
SL653823



THE SPACE

Location	11430 Tamiami Trail E Naples, FL 34113
County	Collier
Size	7,150 SF
Lease Rate	\$16.78 PSF (Yearly)
Lease Type	NNN



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,214	35,483	78,667

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$119,177	\$128,446	\$124,149

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,837	16,908	38,179



Christine McManus CCIM, SIOR
(239) 777-2020
christine@ipcnaples.com
SL653823

Investment Properties Corporation of Naples
3838 Tamiami Trail N Suite 402, Naples, FL 34103

PROPERTY FEATURES

FRONT BUILDING SF	4,750
PARKING SPACES	11
CEILING HEIGHT	11.77'
FOYER/ENTRANCE	39' X 16' with 6 desks
EAST ROOM	48' X 23' (1,104 SF)
EAST ROOM	Sink station & restroom
EAST ROOM	Garage Door - 12'W x 10'H
CENTER ROOM	32' X 22' (704 SF)
CENTER ROOM	Conference room & restroom
WEST ROOM	48' X 30' (1,440 SF)
WEST ROOM	Garage Door - 12'W x 10'H
BACK BUILDING SF	2,400
CEILING HEIGHT	9' 1"
GARAGE DOOR	16'W X 8'H
BLUE ROOM	31' X 51' (1,581 SF)
PARKING SPACES	8
OTHER	Additional offices and restroom with shower
TOTAL BUILDING SF	7,150
LAND ACRES	.8
YEAR BUILT	1985
ZONING	C-5
FULLY FENCED YARD	Yes
TOTAL PARKING SPACES	33
INGRESS & EGRESS	Yes
SHED	Yes
GATE	Automatic

MECHANICAL

ELECTRICAL / POWER	3 phase / 450AMP / 208V
LIGHTING	LED
OTHER	Air vent system
OTHER	Simmons security with FOB

CONSTRUCTION

FRAMING	Concrete block
---------	----------------







TEAM INTRODUCTION

For 50 years, the basic principles upon which IPC was founded have continued to set us apart. We facilitate transactions not as individuals, but rather a collective team. Because by working together and sharing ideas, we can deliver the highest caliber of service and professionalism to our clients. We also stand firm on our ongoing commitment to excellence, which has led to our unmatched market knowledge, enduring relationships and steady focus on what matters most. Results.



IPC TEAM



INDUSTRIAL TEAM



LEASING TEAM



CHAIRMAN
DAVID STEVENS, CCIM



VICE PRESIDENT
CLINT SHERWOOD, CCIM



Christine McManus CCIM, SIOR

Christine is a commercial real estate sales and leasing professional with IPC in Naples, Florida where she has resided since 1980. Christine received her bachelor's degree and master's degree in business administration from the University of Central Florida in Orlando in 1994 and 1997, respectively. She joined IPC with 10 years of experience in the southwest Florida real estate market having earned Sales Person of the Year honors with her previous company.

Christine holds the prestigious SIOR and CCIM designations and was the 2011 & 2018 President for CREW— Commercial Real Estate Women Naples/Ft. Myers Chapter. As a previous committee member with Collier County Economic Development Council, she helped bring national and international business to Collier County.

Today, Christine works as a team with her father, Bill Gonnering and her husband Shawn McManus. They specialize in industrial and commercial properties, site selection, and investment properties. Christine married her husband, Shawn, in 2009. They have two sons, Chase and Andrew. In her free time, she enjoys boating and cycling with her family.