

**ENTERPRISE DESIGN CENTER
3573 ENTERPRISE AVE., END CAP UNITS 74, 75, 76 & 77
NAPLES, FLORIDA 34104**

FOR SALE



OFFERING:	For Sale @ \$1,260,000 or \$376.12 PSF For Lease @ \$24.00 PSF NNN
AREA:	3,350 SF +/-
YEAR BUILT:	1990
HIGHLIGHTS:	<ul style="list-style-type: none">• Single story industrial flex space with 18'x12' office• Corner end cap units with an overhead door floor to mid height windows, and three man-doors• 3 phase electric• Metal frame• New metal roof installed May 2024• Common bathrooms• Fully air-conditioned including a portable unit on wheels that serves the production area• Access Enterprise Ave. and Domestic Ave.
PARKING:	Open parking
OH GARAGE DOORS:	1
UTILITIES:	Central water and sewer Individually metered electric
SIGNAGE:	Approved signage is permitted on the individual units
ASSOCIATION DUES:	\$2,400 / Quarter per unit
PROPERTY ID #'s:	76720002480 76720002503 76720002529 76720002545
2023 PROPERTY TAXES:	\$6,096.86
OWNER OCCUPIED	Units are currently occupied by the seller, who is willing to do a sale-leaseback or vacate with reasonable notice.

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PROPERTY OVERVIEW

Enterprise Design Center is situated in a highly desirable industrially zoned area of Naples. This property includes excellent visibility, accessibility and proximity to major transportation routes. The building features an industrial design, with a spacious floor plan that can accommodate a variety of commercial/industrial activities. It totals 3,350 square feet of flex space, ideal for manufacturing, warehousing, distribution, and numerous other permitted uses under the industrial zoning. The property is equipped with essential facilities such as grade level overhead door, ample parking space for employees and visitors, high ceilings to accommodate large equipment, a nice sized office area, and 3-phase electrical service. The end cap units are ideally positioned for maximum visibility and accessibility, with ingress and egress from both Domestic Ave. and Enterprise Ave.

