

FOR SALE

OFFICE / WAREHOUSE

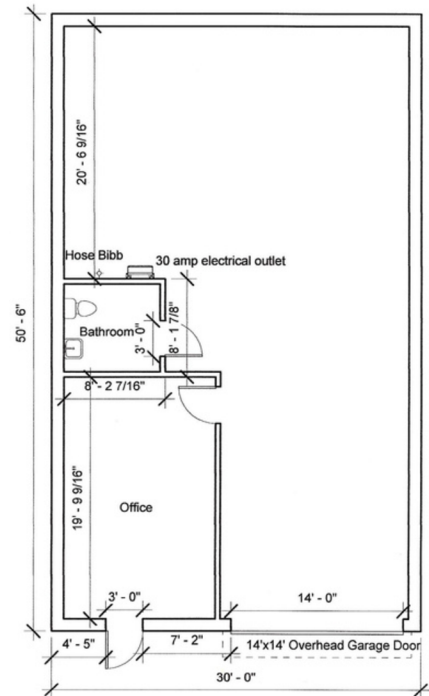
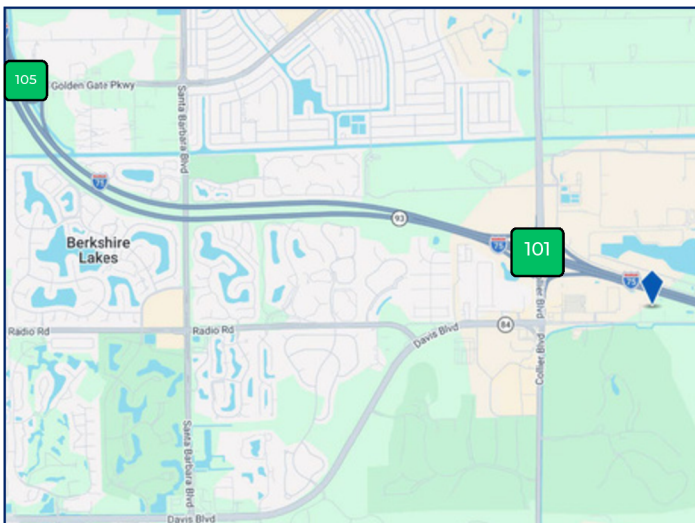


TOLLGATE INDUSTRIAL CONDOS

3893 Mannix Drive
Naples, FL 34114

SPACE FEATURES

- Available: Unit 510 (1,500± SF)
Unit 529 (1,500± SF) **Under Contract**
- Sale Price: \$425,000 per unit
- RE Taxes: \$3,100.00 (2025)
- POA Fee: \$1,080 Quarterly (2026)
- Highlights: - Fully air conditioned
- 300± SF Office
- 1,200± SF Warehouse
- 14'x14' roll-up door



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PREMIER
COMMERCIAL