



**LSI**  
COMPANIES

OFFERING MEMORANDUM

**28790 SOUTH DIESEL DRIVE**

6,899–13,806± SQ. FT. CLIMATE CONTROLLED FLEX SPACE - BONITA SPRINGS, FL

## PROPERTY SUMMARY

**Property Address:** 28790 S. Diesel Drive  
Bonita Springs, FL 34135

**County:** Lee

**Property Type:** Flex Space

**Space Available:** Up To 13,806± Sq. Ft. Available  
Unit #1: 6,907± Sq. Ft.  
Unit #3: 6,899± Sq. Ft.

**Total Roll -Up Doors:** (5) 12' x 12'

**Zoning:** Industrial Light (IL)

**STRAP Number:** 02-48-25-B3-00400.0260

LEASE RATE:  
**\$16.50 PSF NNN**  
Est. CAM \$3.54± PSF

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## SALES EXECUTIVES



**Sawyer Gregory**  
Sales Associate



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



### DIRECT ALL OFFERS TO:

**Sawyer Gregory** - sgregory@lsicompanies.com

**Alex Henderson, CCIM** - ahenderson@lsicompanies.com

**Max Molloy, CCIM** - mmolloy@lsicompanies.com

(239) 489-4066

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as lease rate and lease terms.

LSI is pleased to present 28790 S Diesel Drive, a fully air-conditioned flex/industrial building located in the Greyhound Commerce Park in Bonita Springs, Florida.

Unit 1 is available for a total of 6,907± Sq. Ft., and Unit 3 is available for a total of 6,889± Sq. Ft. Each space features a mix of office and warehouse, with the majority comprised of open, air-conditioned warehouse area.

The property offers direct access to I-75 and U.S.-41, both located less than three miles away, and is strategically positioned between Naples and Fort Myers.

Unit #1 is available immediately, while Unit #3 will be available within 30–45 days of lease execution.



## UNIT #1 HIGHLIGHTS

- 6,907± Total Sq. Ft.
- 5,332± Sq. Ft. Warehouse (Fully Air-Conditioned)
- 1,575± Sq. Ft. Office (Fully Air-Conditioned)
- (3) 12 x 12 Roll-Up Doors
- 18' Interior Clear Height
- (2) Restrooms



## UNIT #1 INTERIOR





## UNIT #3 HIGHLIGHTS

- 6,899± Total Sq. Ft.
- 5,324± Sq. Ft. Warehouse (Fully Air-Conditioned)
- 1,575± Sq. Ft. Office (Fully Air-Conditioned)
- (2) 12 x 12 Roll-Up Doors
- 18' Interior Clear Height
- (2) Restrooms



## UNIT #3 INTERIOR





# PROPERTY AERIAL



TrackSide  
DONUTS  
Bigger • Better • Donuts

SPORTS  
CHALLENGE  
AMERICA

RaceTrac

INTERSTATE  
75

LEXTECH  
Automotive

OLD 41 ROAD

BONITA BEACH RD. SE - AADT 41,000±

RACE TRACK ROAD

Dr. Kool  
Air Conditioning

GEA

GULF COAST  
ALUMINUM

bps  
bonitaprintshop  
PRINT SIGNS DIRECT MAIL

AGS DEVICES

OLDE NAPLES  
chocolate

HARMONY PARK DRIVE

PB  
PYE • BARKER  
FIRE SAFETY - EST. 1948

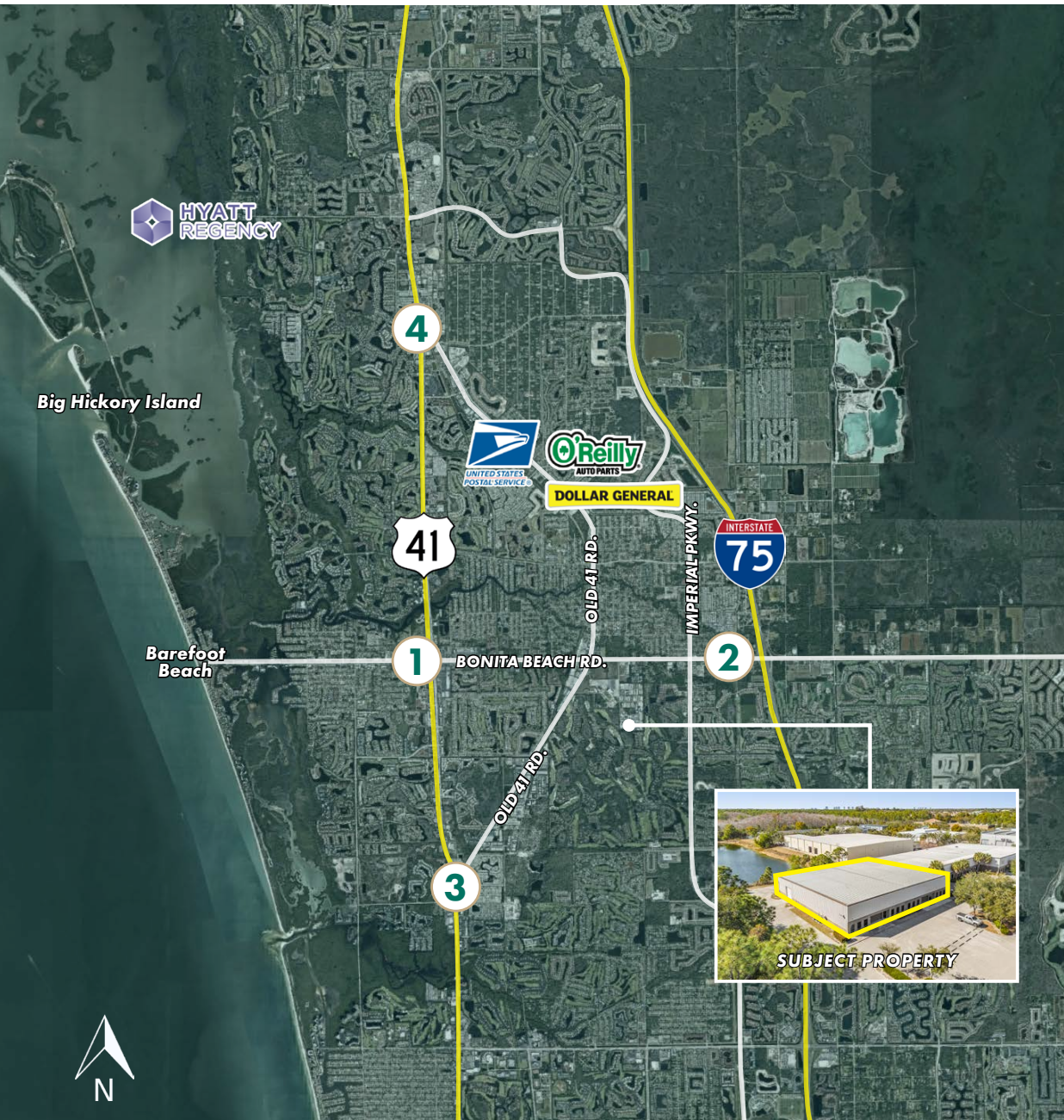
S. DIESEL DRIVE



# PROPERTY AERIAL



# RETAIL MAP



## 1. THE CENTER OF BONITA SPRINGS



## 2. BONITA BEACH ROAD (I-75 EXIT 116)



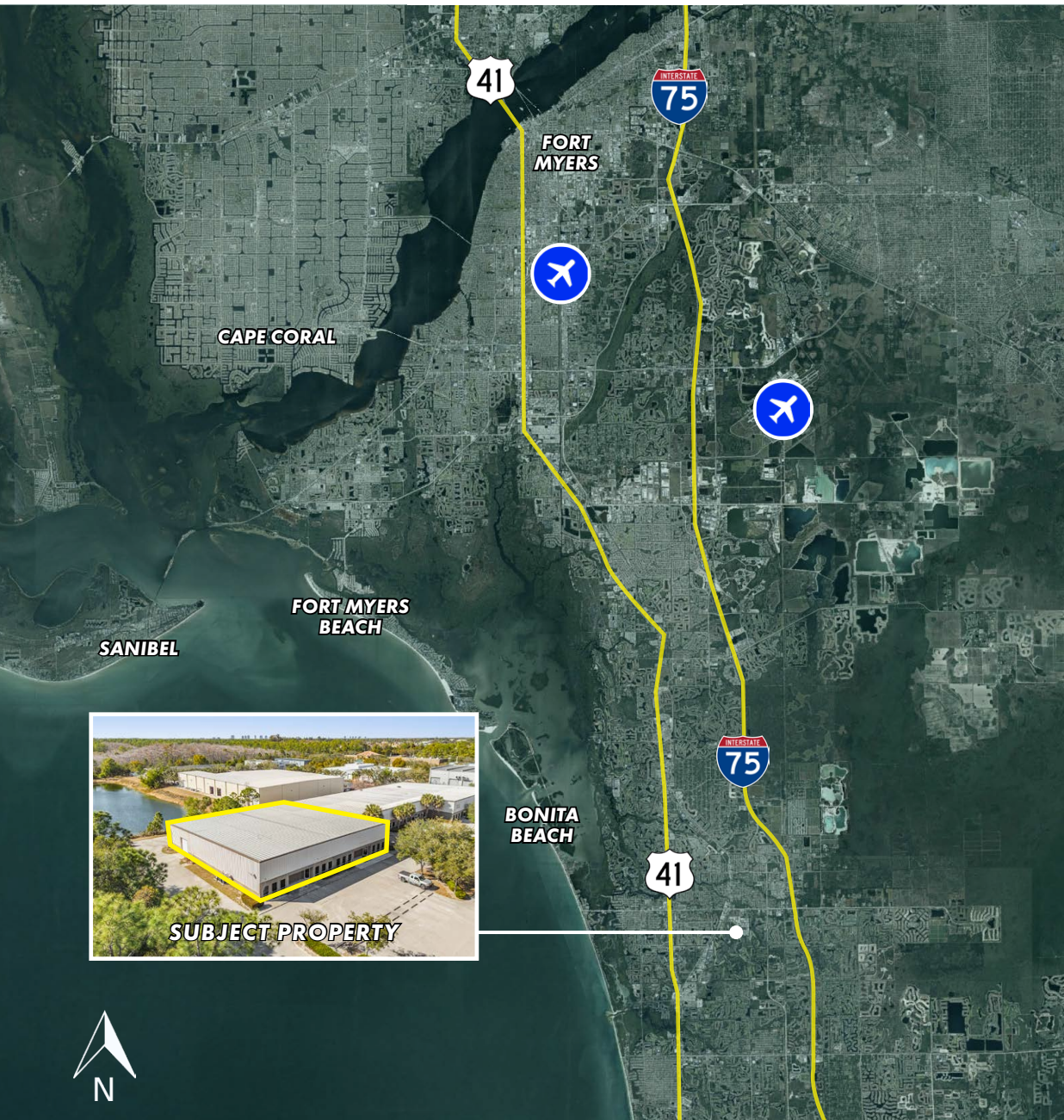
## 3. GATEWAY SHOPPES NORTH BAY



## 4. SHOPPES AT PELICAN LANDING



# LOCATION MAP



## AREA DEMOGRAPHICS

### 1 MILE RADIUS

POPULATION



**4,120**

HOUSEHOLDS



**1,814**

MEDIAN INCOME



**\$94,787**

### 3 MILE RADIUS

POPULATION



**49,708**

HOUSEHOLDS



**22,511**

MEDIAN INCOME



**\$90,340**

### 5 MILE RADIUS

POPULATION



**106,269**

HOUSEHOLDS



**50,596**

MEDIAN INCOME



**\$102,089**

## LOCATION HIGHLIGHTS

- 1.0± miles to Bonita Beach Road
- 1.3± miles to Old 41 Road
- 2.4± miles to I-75
- 2.9± miles to US-41
- 5.4± miles to Immokalee Road



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