



Building Breakdown
Office: 4,250 SF
Warehouse: 5,750 SF
Total: 10,000 SF

Investment Highlights

- Rare 10,000± SF stand-alone industrial building
- Vacant and move-in ready
- Immediate occupancy
- Ability to divide into two units
- Three-phase electrical service
- Fully air-conditioned office and warehouse
- Roof installed in 2016 with a 20-year transferable warranty
- 42 parking spaces
- Premier Naples industrial location
- High traffic frontage on Industrial Blvd

4408 Corporate Square presents a rare opportunity to acquire

a vacant, stand-alone industrial building in one of Naples' most established industrial parks. The property has been extensively improved, is move-in ready, and offers flexible occupancy as a single-user headquarters or two separate units. Recent capital improvements, immediate availability, and its central Naples location make this one of the few opportunities of its kind currently available.

Located just off Airport-Pulling Road with convenient access to Davis Boulevard, I-75, Downtown Naples, and Naples Municipal Airport, the property is well-positioned for a variety of industrial and commercial users.

Property Features

- 10,000± SF stand-alone industrial building
- 0.72± acre site
- Asking Price: \$4,225,000
- Concrete block construction
- Warehouse clear heights ranging from approximately 14' to 17'
- Fully air-conditioned office and warehouse
- Temperature-controlled server room
- Four (4) restrooms
- Kitchen / break area
- Fresh air ventilation systems
- Warehouse exhaust fan
- Building signage available
- Space available for future backup generator



CONTACT

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More Details Here



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10,000 SF STAND ALONE INDUSTRIAL BUILDING FOR SALE: 4408 CORPORATE SQ, NAPLES, FL 34104



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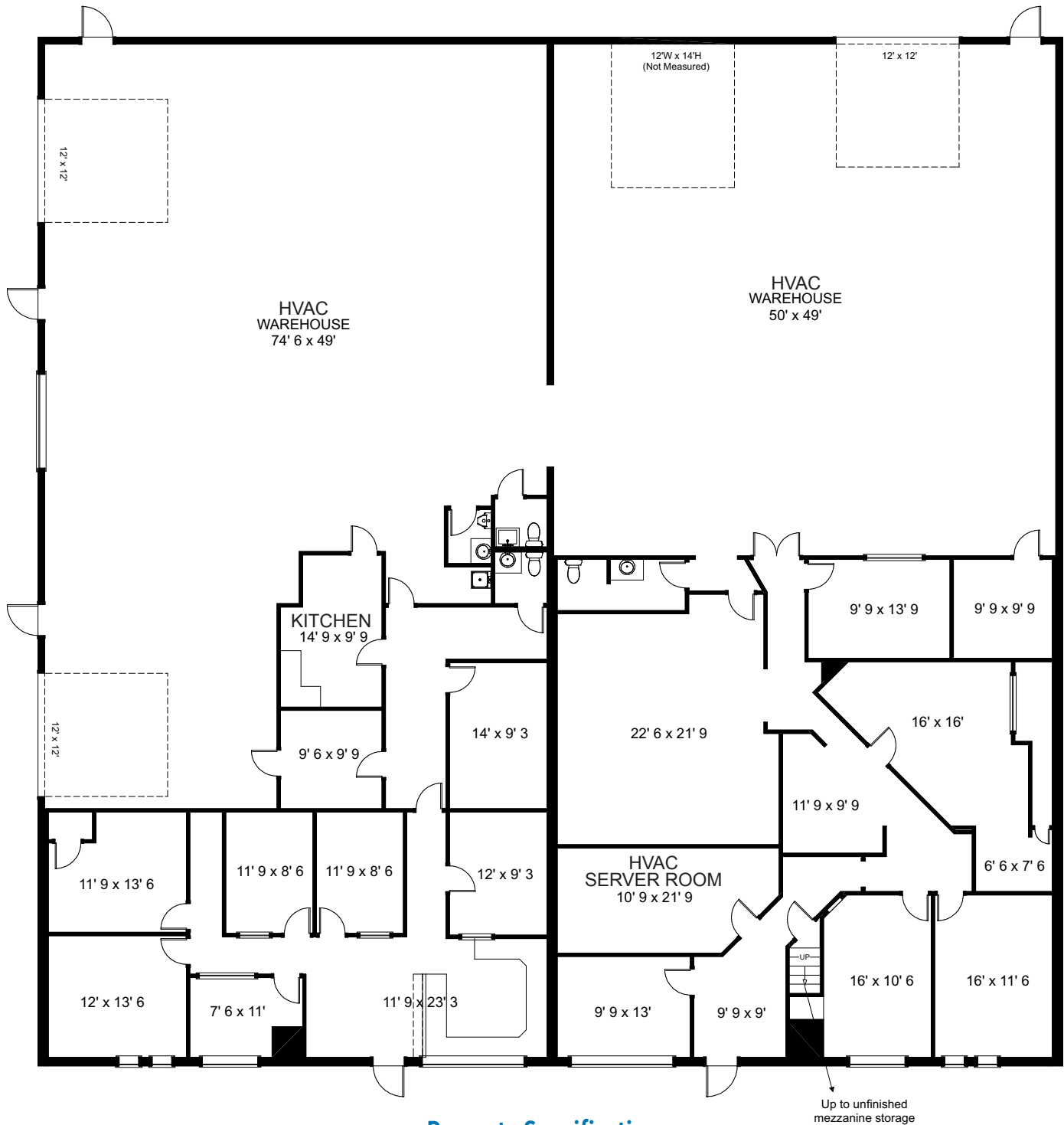
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Property Specifications

Building Area: 10,000 ± Sq ft **Office Area:** 4250 ± Sq ft **Warehouse Area:** 5750 ± Sq ft



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Recent Capital Improvements

- Roof installed in 2016 with a 20-year transferable warranty
- Interior painted – June 2026
- Exterior painted – June 2026
- Warehouse floors painted – June 2026
- Parking lot resurfaced – June 2026
- Parking lot restriped – June 2026
- Updated Landscaping, May 2026
- Professionally deep cleaned inside and out
- 42 striped parking spaces

- **Vacant & Move-In Ready**
- **10,000 SF Stand-Alone Building**
- **Fully Air-Conditioned**
- **Recent Capital Improvements**
- **Can Be Divided into Two Units**
- **Three-Phase Power**
- **Temperature-Controlled Server Room**
- **Premier Naples Industrial Location**



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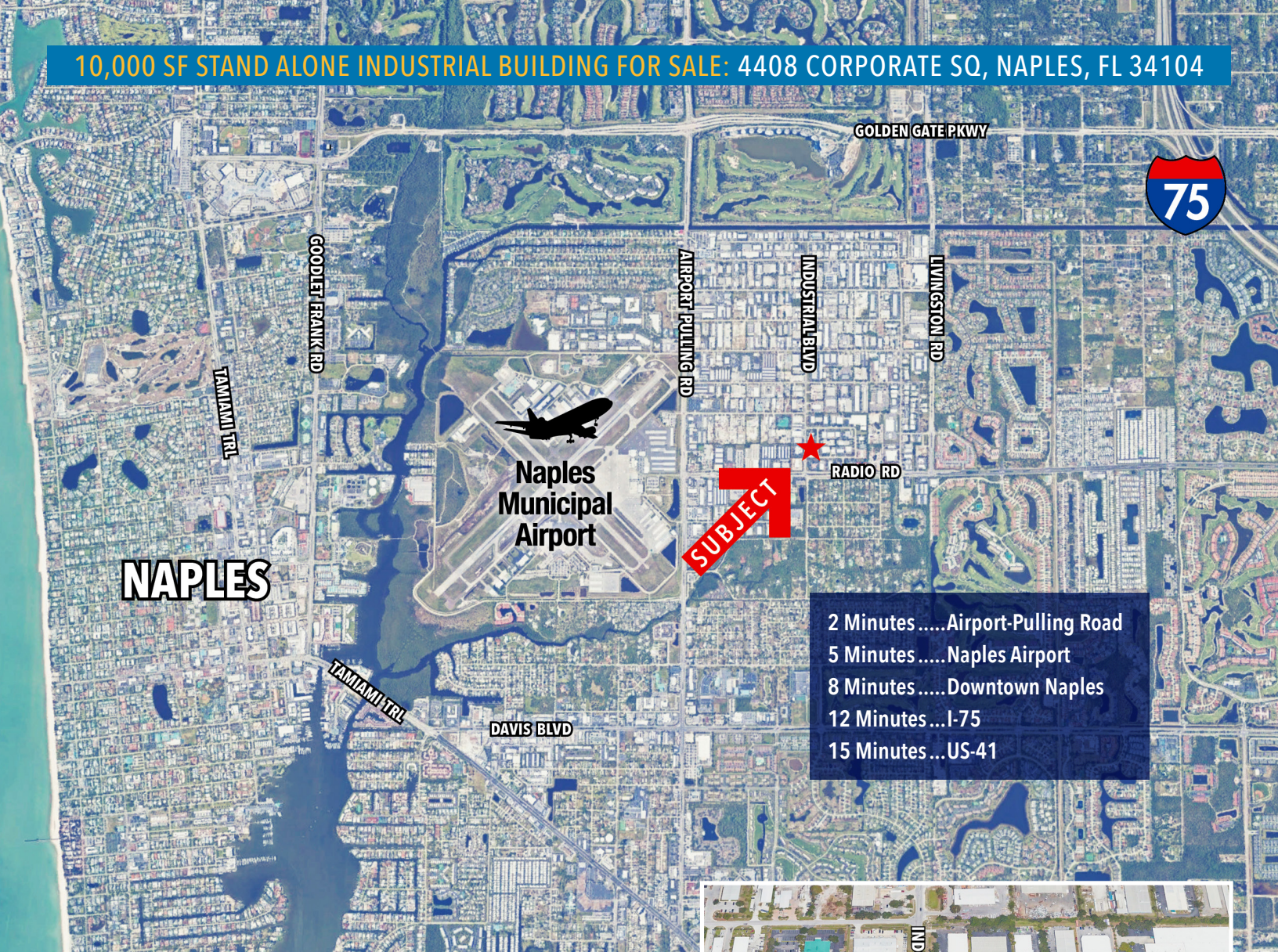
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PERFECT FOR

- CORPORATE HEADQUARTERS
- DISTRIBUTION
- CONTRACTOR
- MANUFACTURING
- MEDICAL WAREHOUSE

Opportunities to acquire a vacant, stand-alone industrial building of this size in Naples are exceptionally limited. Combining immediate occupancy, extensive recent capital improvements, flexible occupancy options, and one of the area's most desirable industrial locations, 4408 Corporate Square represents a rare opportunity for an owner-user or investor seeking long-term value.



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