

**SAGE**

COMMERCIAL PROPERTIES  
&  
BUSINESS BROKERAGE

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**SOLD**

COMMERCIAL  
PROPERTY  
for  
SALE

DESCRIPTION :



5,055 SF Industrial Flex—9201 Brookwood Ct. Unit #7, Bonita Springs FL 34135

**Executive Summary:**

- 5,055 SF +/- Industrial Flex Space, Income-Producing
- Located in Bonita Springs, Off Old US 41
- Quality Tenant-Occupied with 5-year lease plus 5-year Option
- Cap Rate 6.86%
- Includes 1,000SF of office/retail space—under air
- 1,000 amp, 3-phase 120/240V Electrical Service. Propane Gas
- 14' Roll-up Door, plus 3 Man Doors. Set up for Rear Shipping & Receiving
- 9 Dedicated Parking Spaces—3 in Front, 6 at Rear of Building
- IPD/CPD zoning (Industrial & Commercial Planned Development)
- Ideal for Service, Light Manufacturing, Storage, Distribution and Sales
- Combines Office Space, Showroom, Assembly, Warehousing and Storage Areas
- 2 Handicapped-Accessible Restrooms
- Phase 1 Environmental Report available

**Attachments:**

- Locator Map
- Exterior and Interior Photos, Aerial View, Floor Plan
- Net Operating Income (NOI) and Cap Rate Analysis
- Property Legal Description & Taxes
- Demographics
- Customer Registration Form

GENERAL :

PRICE :

**SALE: \$ 739,500.**

CONTACT :

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