

4776 RADIO ROAD, UNIT 806, NAPLES, FL 34104 - FULLY AIR-CONDITIONED WAREHOUSE CONDO



Industrial Warehouse Condo

Rare opportunity to lease a fully air-conditioned warehouse condo located in a gated commercial park on Radio Road, just east of Livingston Road with excellent access to Airport-Pulling Road, Davis Boulevard, and I-75. This well appointed 1,500± SF industrial/flex condominium offers an efficient layout designed for a wide variety of commercial and industrial users. The space features a fully air-conditioned warehouse with approximately 19'-22' clear ceiling heights and an oversized 14.5' x 14.5' grade-level overhead door, providing exceptional access for vehicles, equipment, and storage.

Located within a secure, gated industrial park just off Radio Road with convenient access to Livingston Road, I-75, and Naples Airport, the property is ideally suited for contractors, service businesses, storage, distribution, and other flex industrial uses.

LEASE RATE:	\$25.00 PSF Gross
SIZE:	1,500 ± SF
LOCATION:	Located on Radio Rd, just off the signalized intersection of Livingston Road
ZONING:	C5 - Commercial (Collier County)
CEILING HEIGHT:	22'
YEAR BUILT:	2000
O/H DOOR:	14.5' x 14.5'
PARKING:	2 Spaces in front and 2 in the rear

CONTACT

DAVID WALLACE
Senior Associate
239.571.7575
david.wallace@creconsultants.com

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.649.7755
dave.wallace@creconsultants.com

1100 5TH Ave S., Suite 404
Naples, FL 34102
239.659.1447



More Details Here

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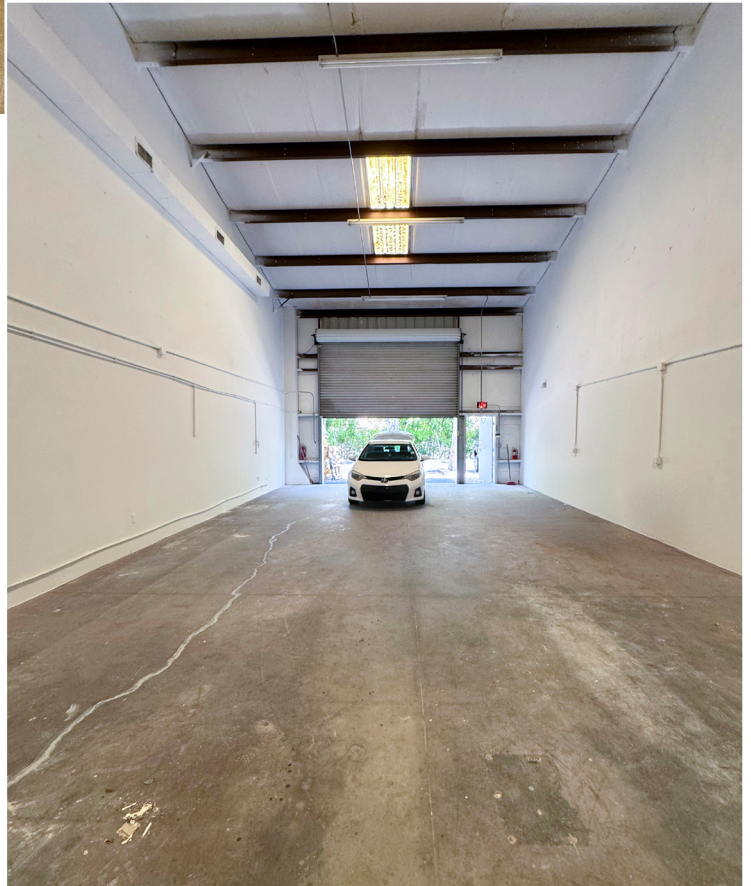


Highlights

- Gated park with a keycode
- Mezzanine storage
- Office area & restroom freshly painted
- Fully air-conditioned warehouse
- High ceilings
- 14.5' x 14.5' overhead door
- Excellent access to I-75

The interior includes an open warehouse, a reception area, an additional private office, and a mezzanine overlooking the warehouse, creating a functional blend of warehouse and office space while maximizing usable square footage. The entire unit is climate controlled, providing a comfortable working environment year-round.

The property features a highly functional warehouse layout with 19'-22' clear height, a 25' x 48' warehouse area, and an oversized 14.5' x 14.5' grade-level overhead door, allowing flexibility for contractors, storage, distribution, vehicles, and other commercial or personal users.



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2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,900	63,402	147,571
EST. HOUSEHOLDS	3,408	29,664	70,375
EST. MEDIAN HOUSEHOLD INCOME	\$77,305	\$84,144	\$91,409
TRAFFIC COUNTS (2026)	25,500 (Radio Rd)		



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