

24349 Production Cir

Bonita Springs, FL 34135

Industrial
Opportunity For Lease
Leasing Brochure



MATTHEWS™

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

Property Highlights

- **Prime Location:** Situated in the Production Circle Industrial Park, this property offers immediate access to US-41, ensuring seamless North/South connectivity along Florida's West Coast. Additionally, Interstate 75 (I-75) is just ± 5.5 miles away, enhancing regional accessibility.
- **Flexible Leasing Opportunities:** Available immediately, the property offers up to 5,000 SF of contiguous space or can be leased as two separate 2,500 SF units. Each suite features its own private restroom, providing flexibility for a variety of users and operational needs.
- **Excellent Frontage & Visibility:** The available suites are situated at the front of the building, offering strong visibility and prominent signage opportunities for tenants seeking a professional presence within the park.
- **Optimal Site Utilization:** Situated on just over one acre with an efficient 30% building-to-land coverage ratio, the property provides ample room for truck circulation, parking, and outdoor storage. The site is fully fenced, secured, and predominantly paved, making it well-suited for a wide range of industrial and contractor uses.





Coconut Point Mall

TARGET **ULTA BEAUTY**
 Bath & Body Works **BARNES & NOBLE**
SEPHORA **VICTORIA'S SECRET** **Apple Store**

Rotary Club of Bonita Springs
Neighborhood



Palm Colony
Condos

Diamond Oaks Village
±160 Units

ExtraSpace Storage

Pelican Landing
Condos

HONEY BEE RV STORAGE

Subject Property

U-HAUL
CRASH CHAMPIONS
COLLISION REPAIR TEAM

7 ELEVEN **Publix**

FREE STORAGE

Sawgrass Point
Condos

Batteries + Bulbs **Jersey Mike's SUBS**

CIRCLE K

Preferred MATERIALS, INC.
A CRM COMPANY

FL 43100 VPD

The Nest Golf Club
Golf Course

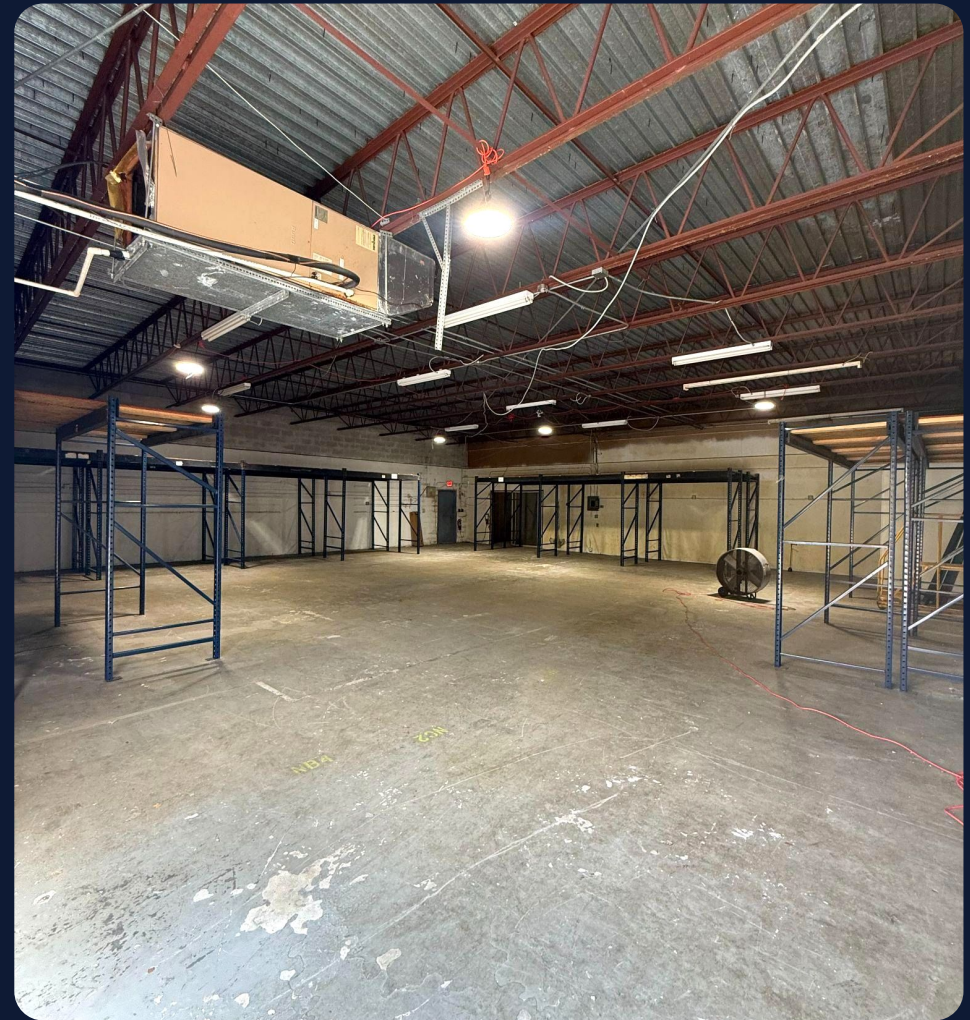
Lennar Homes
Neighborhood

Prado at Spring Creek
DOLLAR TREE
Walgreens



San Mirage at Bonita Springs
±200 Units

INTERIOR PHOTOS



PROPERTY SUMMARY

\$16.00
Rent/SF

\$3,335
Total Monthly Rent

±2,500 SF
Square Footage

24349 Production Circle, Bonita Springs, FL 34135

Lease Rate \$16.00 Rent/SF MG

Monthly Rent \$3,335/Month Plus Utilities (per unit)

Units Two units totaling ±5,000 SF
(±2,500 SF each)

Bathrooms 1 Bathroom per Unit

Zoning IL - Light Industrial

Construction Concrete Block with Stucco

Year Built 1981

Clear Height ±12'-14'

Overhead Door 9'10" Wide x 8' Tall



MARKET OVERVIEW

24349 Production Cir
Bonita Springs, FL 34135



Bonita Springs, FL

Market Demographics

53,600
Total Population

\$83,000
Median HH Income

24,000
Employed Population

57
Median Age



Local Market Overview

Bonita Springs continues to emerge as one of Southwest Florida’s most strategically positioned industrial and logistics markets, benefiting from sustained population growth, expanding household wealth, and strong in-migration trends throughout Lee and Collier Counties. Positioned between Naples and Fort Myers along the Gulf Coast, the market offers direct access to U.S. Highway 41 and Interstate 75, providing efficient regional connectivity for manufacturing, warehouse, construction, marine, and service-oriented businesses.

The broader Fort Myers-Naples corridor has experienced accelerated economic diversification driven by healthcare, tourism, logistics, professional services, and construction activity. Limited industrial land availability in coastal submarkets has tightened vacancy rates and increased investor demand for functional warehouse assets with outdoor storage and flexible operational layouts. Bonita Springs benefits from its proximity to Southwest Florida International Airport, Port Tampa Bay distribution routes, and major population centers throughout South Florida. Continued residential expansion and infrastructure investment across Lee County are expected to support long-term industrial absorption and rental rate growth within the local market.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,700	34,022	84,535
Current Year Estimate	3,953	35,663	87,787
2020 Census	3,121	30,592	78,994
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,121	17,567	41,458
Current Year Estimate	2,250	18,428	43,285
2020 Census	1,693	14,864	37,376
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$188,078	\$191,230	\$164,977



FORT MYERS, FL - MSA

Fort Myers' economy is closely tied to its waterfront location along the Caloosahatchee River and its access to the Gulf of Mexico. Charter fishing services, recreational boating, marine repair, and marina operations form the backbone of a strong local maritime economy. These activities support a steady hospitality sector, with nearby hotels, waterfront dining, and excursion services serving both seasonal visitors and full-time residents drawn to the area's boating culture and coastal amenities. This mix of tourism and marine-based commerce helps sustain employment throughout the year.

Beyond tourism, Fort Myers plays an expanding role in Southwest Florida's healthcare, construction, and professional services sectors. Offices for regional medical providers, legal and financial services, and real estate firms are located within proximity to downtown and the riverfront. This concentration of businesses contributes to weekday foot traffic and demand for restaurants, retail, and extended-stay accommodations. With its natural scenery and waterfront infrastructure, Fort Myers also attracts film and event production on a modest scale, adding incremental support to the local economy.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **24349 Production Cir, Bonita Springs, FL, 34135** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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