

COLLIER PARK OF COMMERCE

INDUSTRIAL FLEX SPACE



FOR LEASE

2900 S HORSESHOE DRIVE, NAPLES, FL 34104



ON-SITE PROPERTY MANAGEMENT

CONTACT

DAVE WALLACE, CCIM, SIOR
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DAVID WALLACE
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PLEASE DO NOT DISTURB CURRENT TENANT (DAL TILE)
SITE VISITS WITH LISTING AGENT ONLY BY APPOINTMENT

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
500-700	10,120	\$21.75	\$18,342.50	\$6.25	\$5,270.83	\$472.27	\$24,085.60
500	5,410	\$21.75	\$9,805.63	\$6.25	\$2,817.71	\$252.47	\$12,875.80
700	4,710	\$21.75	\$8,536.88	\$6.25	\$2,453.13	\$219.80	\$11,209.80

SPACE CAN BE LEASED AS A WHOLE OR DIVIDED INTO 2 UNITS

LEASE RATE: \$21.75 PSF NNN + \$6.25 PSF CAM

SIZE: 4,710 - 10,120± SF

LOCATION: Located south of Golden Gate Parkway, just west of Airport Road N

ZONING: BP - Business Park District (City of Naples)

Collier Park of Commerce is located adjacent to the Naples Airport. This property offers tenants a central location, excellent accessibility, and high visibility, with numerous amenities in the immediate area.

The business park is owned and managed by the Adler Group, which maintains an extensive real estate portfolio across the Southeast United States. The Adler Group's professionals possess a deep understanding of the commercial real estate industry and are exceptionally responsive to tenants' needs.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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10' x 12'
OVERHEAD DOORS

HIGHLIGHTS

- 2,946± SF air-conditioned office/showroom
- 7,174± SF warehouse, can be air-conditioned
- Two 10' x 12' overhead doors
- 18' Ceiling height
- Sprinklered
- 4 Restrooms
- Building & monument signage
- Parking in front and rear
- 4 Front entrances & 2 rear entrances
- North of Naples Airport

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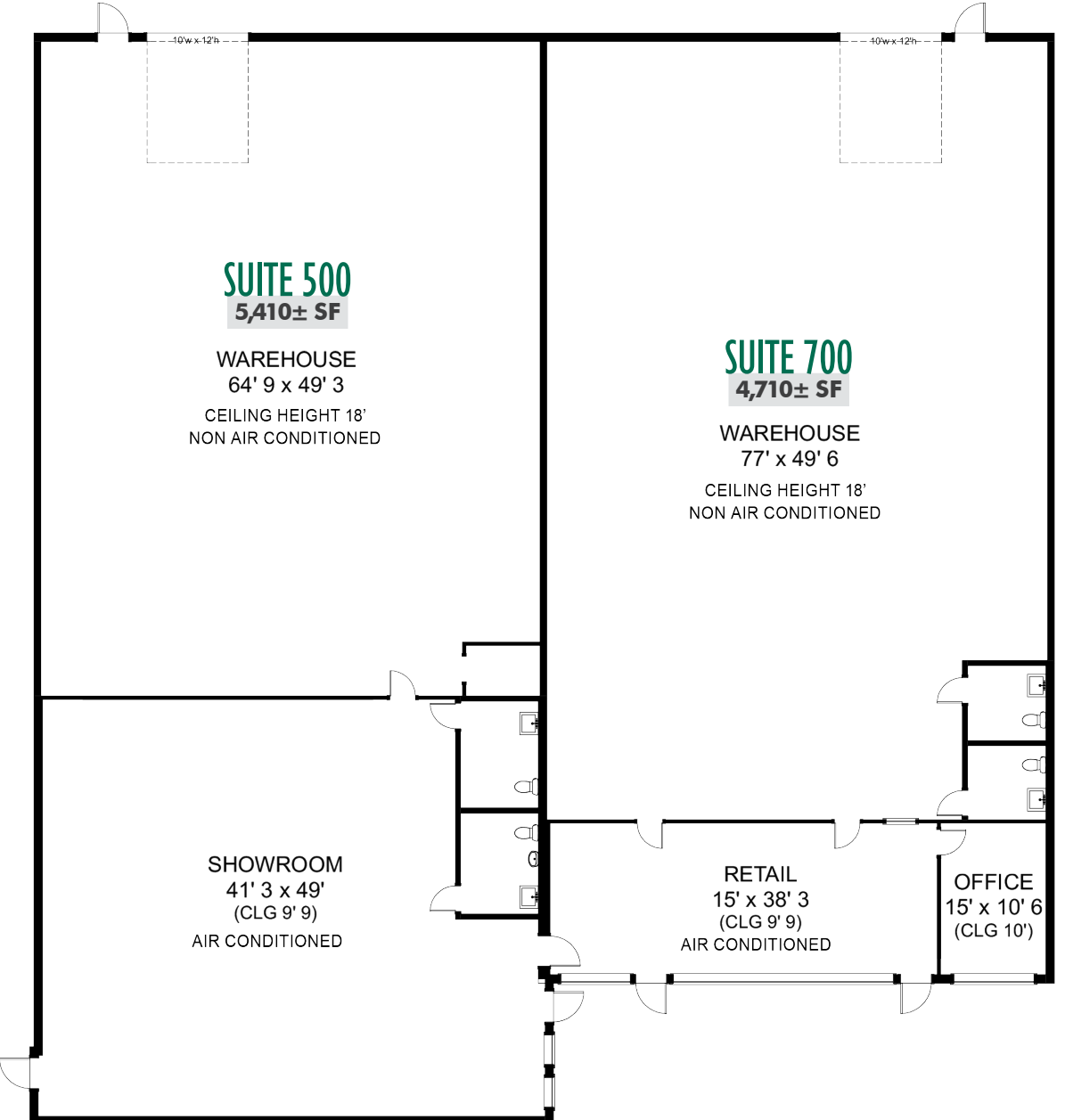
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SUITE 500-700
10,120± SF Total
Can be divided as shown



- Distribution
- Auto Storage
- Personal Storage
- General Flex Space
- Medical Supplies
- Manufacturing
- Logistics Center and Many Others!

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- Southwest Florida Workforce Development
- Early Learning Coalition of SWFL
- Calvary Chapel
- Fostering Success
- Project HELP

SYNERGISTIC COMPANIES IN IMMEDIATE TRADE AREA

SUBJECT

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LAST SPACE AVAILABLE!
 Join this thriving business park owned and managed by the Adler Group, where 190,000± SF of office and industrial space is at 100% occupancy—except for this final opportunity! Secure your spot in this highly sought-after location and benefit from the exceptional management and vibrant community that the Adler Group provides.



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DISTANCES

- US 41
2.6± Miles
- I-75
3.1± Miles
- Lee County
12± Miles
- Marco Island
18.2± Miles

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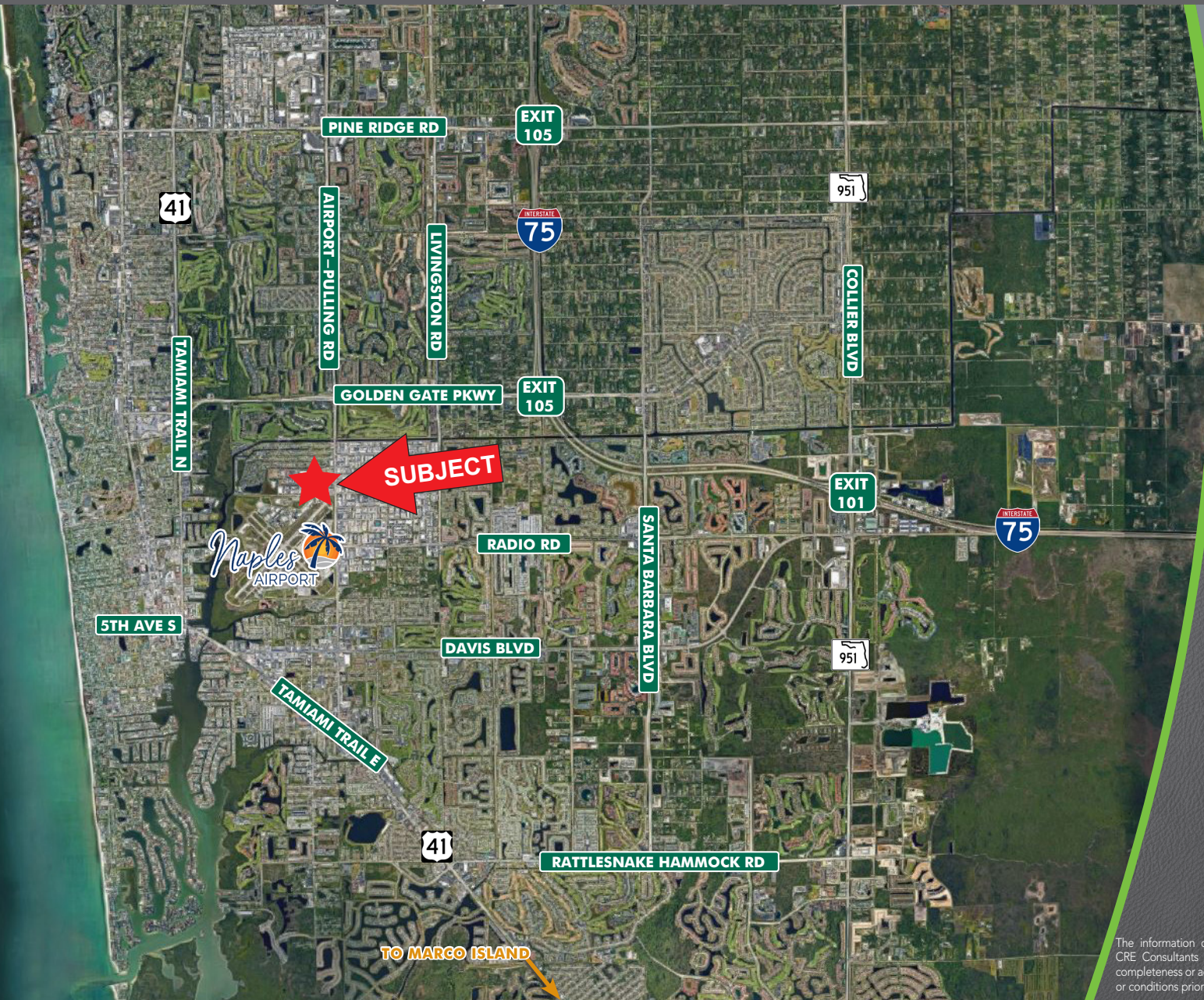
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*gulf of
mexico*

TO MARCO ISLAND

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