



Building Information: A single story, free-standing 11,000 sq. ft. industrial flex building (12,078 sq. ft. per BOMA/includes permitted mezzanine office) on .93 acres, consisting of 3 individually leased units in a nicely maintained industrial center. Currently 100% leased. 20 cross easement parking spaces at front of building, additional parking at rear of building.

- * **Showings by appointment only**
- * **24 Hour Notice Requested For All Showings**
- * **Please do not disturb the Tenants!**

Location: Convenient central Naples location off of Airport Pulling Road, between Vanderbilt Beach Road and Pine Ridge Road.

Sale Price: \$3,245,000.00

(\$295.00/sf)

Gross Building Area: 11,000/sf

Land Size: .93 Acres

Front Parking Spaces: 20 (2 HC)

Rear Parking: 2 Spaces Per Unit

Property Taxes: \$13,536.71 (2024)

Association Dues: \$1,800.00/yr (2024)

Year Built: 1996

Zoned: I (Industrial)

CRANDALL COMMERCIAL GROUP

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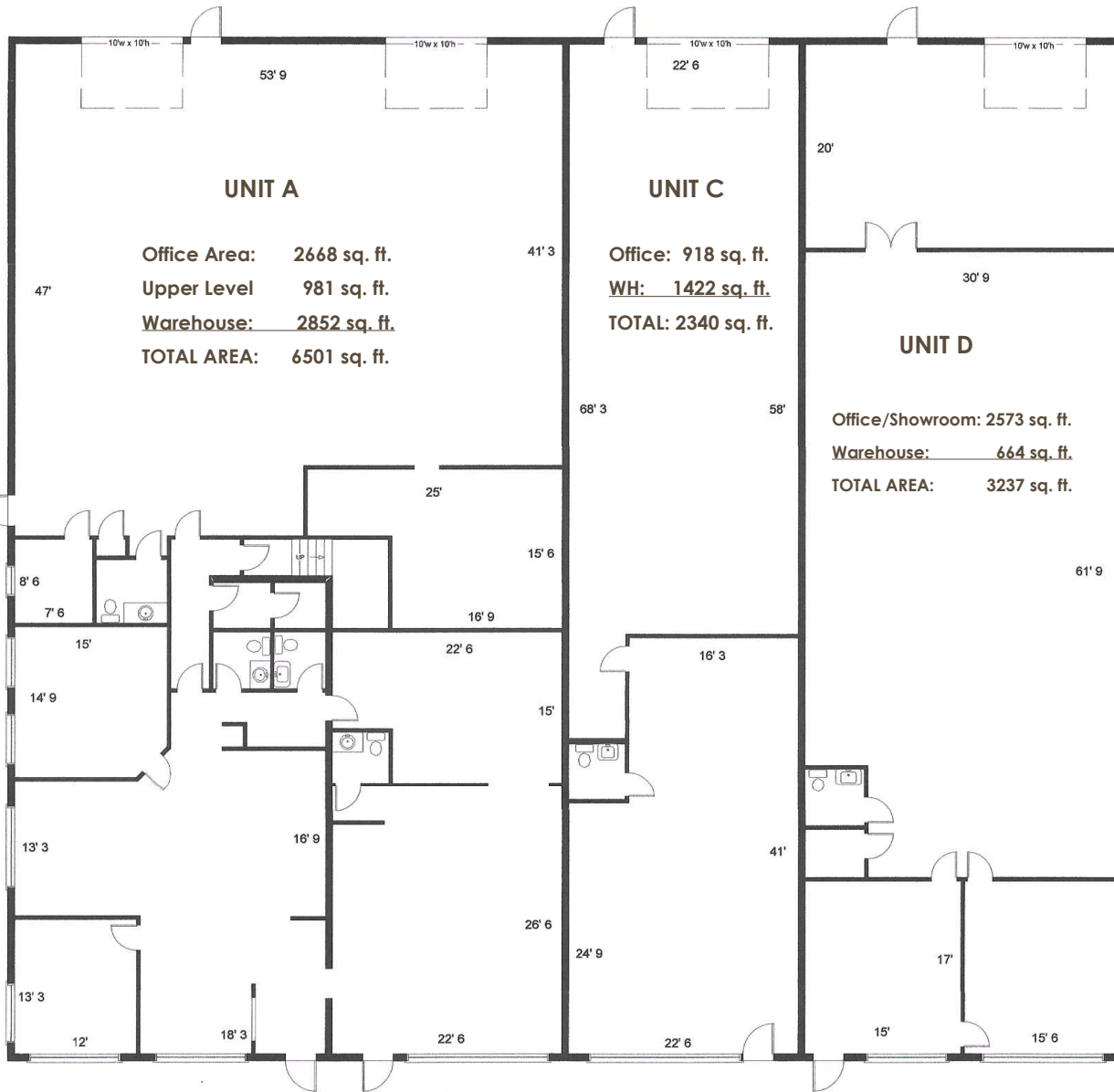


FOR SALE

MULTI-TENANT FLEX BUILDING

1791 TRADE CENTER WAY
NAPLES, FL 34109

- * Convenient Central Naples Location
- * Heart of Naples Main Industrial Park
- * Frontage on one of the Main Industrial Roads - Trade Center Way
- * Investment Opportunity
- * 2 Tenants Have Been in Place Long Term
- * Unit D Can Be Owner Occupied or Leased For Additional Income (3/1/25)
- * Value Add Potential
- * Front and Rear Parking
- * Gate Provides Ability to Secure Rear Parking Area Nights & Weekends
- * Four 10' x 10' roll up doors



UNIT A

Office Area: 2668 sq. ft.
 Upper Level 981 sq. ft.
 Warehouse: 2852 sq. ft.
 TOTAL AREA: 6501 sq. ft.

UNIT C

Office: 918 sq. ft.
 WH: 1422 sq. ft.
 TOTAL: 2340 sq. ft.

UNIT D

Office/Showroom: 2573 sq. ft.
 Warehouse: 664 sq. ft.
 TOTAL AREA: 3237 sq. ft.

TOTAL AREA 12078 sq. ft.

UNIT A: Tenant is a kitchen/custom cabinet group with 2+ years remaining on their current lease term.

UNIT B: Tenant is a custom pool contractor, 2 years remaining on current term.

UNIT C: Current tenant is a non-profit whose lease term ends on February 28, 2025. Tenant has notified the current owner they will not be exercising their renewal option.

NOTE: This building is recorded as 11,000 square feet per the Collier County Property Appraiser's website. All Leases are based upon the BOMA measurements per the attached Building Floor Plan.

Rent Roll and individual unit floor plans are available upon request.

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