

COLLIER PARK OF COMMERCE

INDUSTRIAL FLEX SPACE

FOR LEASE

2900 HORSESHOE DRIVE S, NAPLES, FL 34104



ON-SITE PROPERTY MANAGEMENT

CONTACT

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UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
100-300*	7,434	\$21.75	\$13,474.13	\$5.92	\$3,667.44	\$342.83	\$17,484.40
100	2,401	\$21.75	\$4,351.81	\$5.92	\$1,184.49	\$110.73	\$5,647.03
300	5,033	\$21.75	\$9,122.31	\$5.92	\$2,482.95	\$232.11	\$11,837.36
400	2,400	\$21.75	\$4,350.00	\$5.92	\$1,184.00	\$110.68	\$5,644.68

*SPACES CAN BE LEASED AS A WHOLE OR DIVIDED INTO UNITS AS SHOWN

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. 04/21/25

COLLIER PARK OF COMMERCE

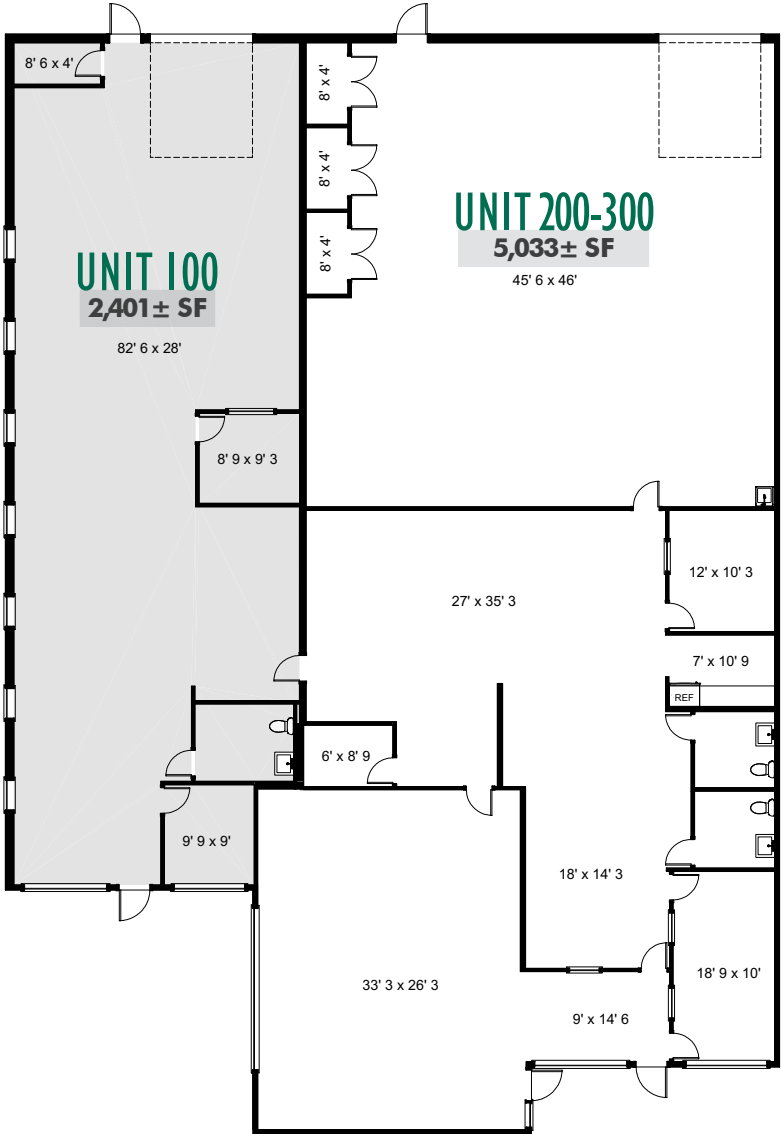
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UNIT 100-300
7,434± SF Total

Can be divided as shown



UNIT HIGHLIGHTS

- Fully air-conditioned
- 18' Ceiling height
- Sprinklered
- Two 10' X 12' overhead doors
- Three restrooms
- Building & monument signage
- 3 front entrances and 2 rear entrances
- Reserved Parking in the front and rear of the building

POTENTIAL USES

- General Office
- Storage
- Showroom
- Warehouse



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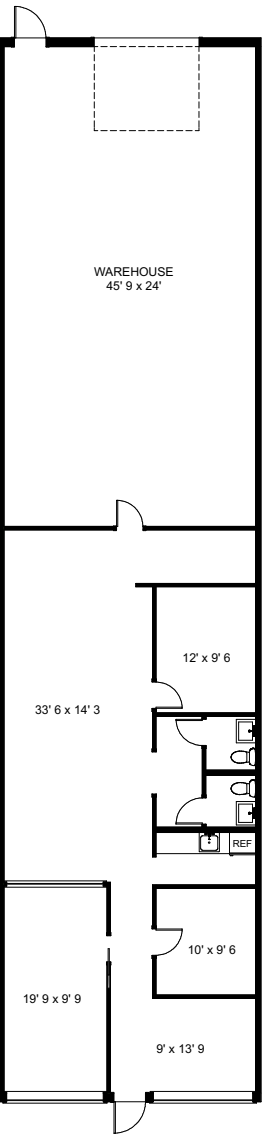
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UNIT 400
2,400± SF



UNIT HIGHLIGHTS

- 50% Warehouse & 50% Office
- Two bathrooms
- Kitchen
- 12'x12' Overhead door
- Fully air conditioned
- Sprinklers
- Parking in front and rear of building
- Building and monument signage

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**SYNERGISTIC
COMPANIES
IN IMMEDIATE
TRADE AREA**

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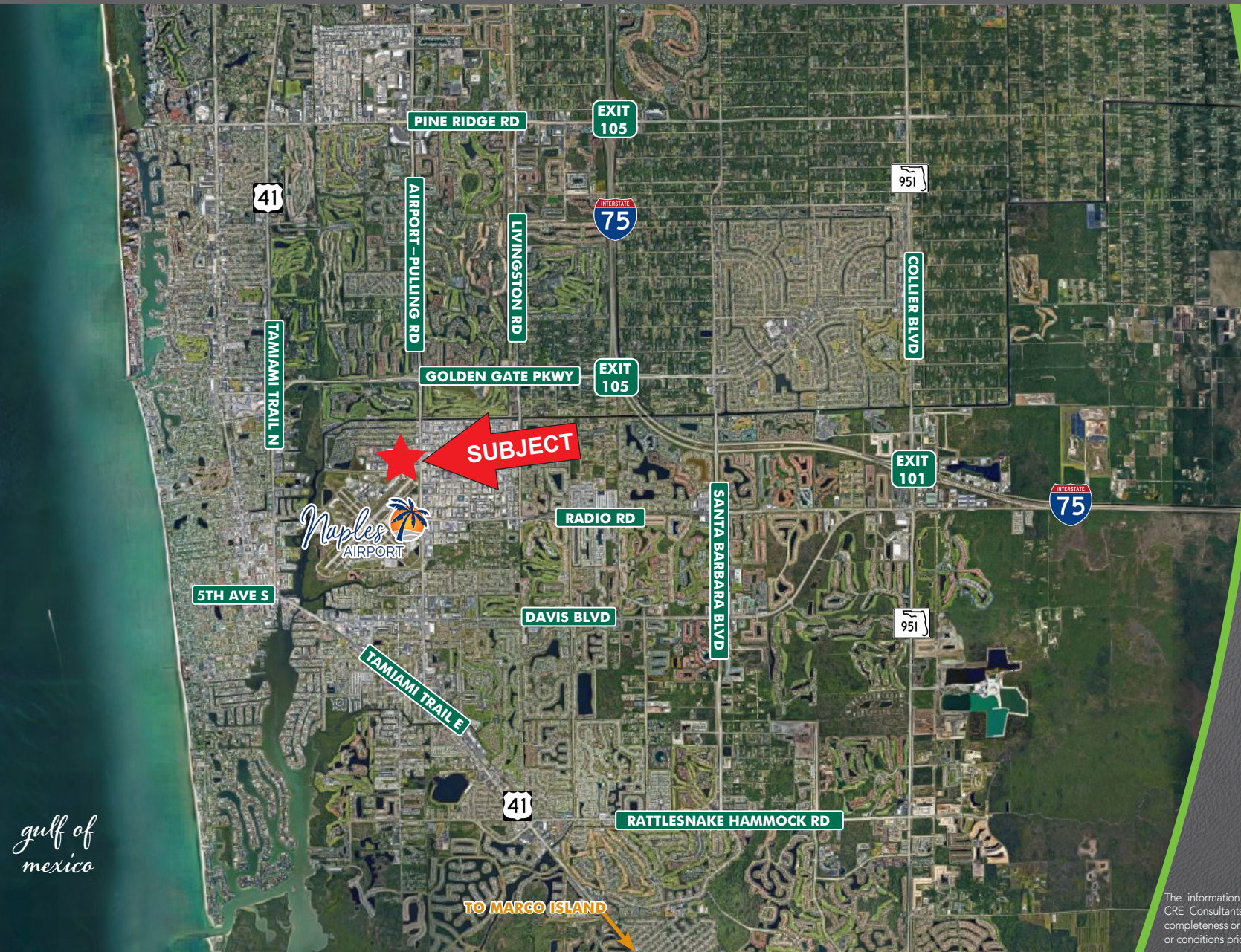
DISTANCES

- US 41
2.6± Miles
- I-75
3.1± Miles
- Downtown/5th Ave S
4± Miles
- Lee County
12± Miles
- Marco Island
18.2± Miles

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*gulf of
mexico*

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