



## FOR SALE

### MULTI-TENANT FLEX BUILDING

1791 TRADE CENTER WAY  
NAPLES, FL 34109

**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: \$3,175,000.00**

(\$288.63/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

27499 Riverview Center Blvd., Suite 127

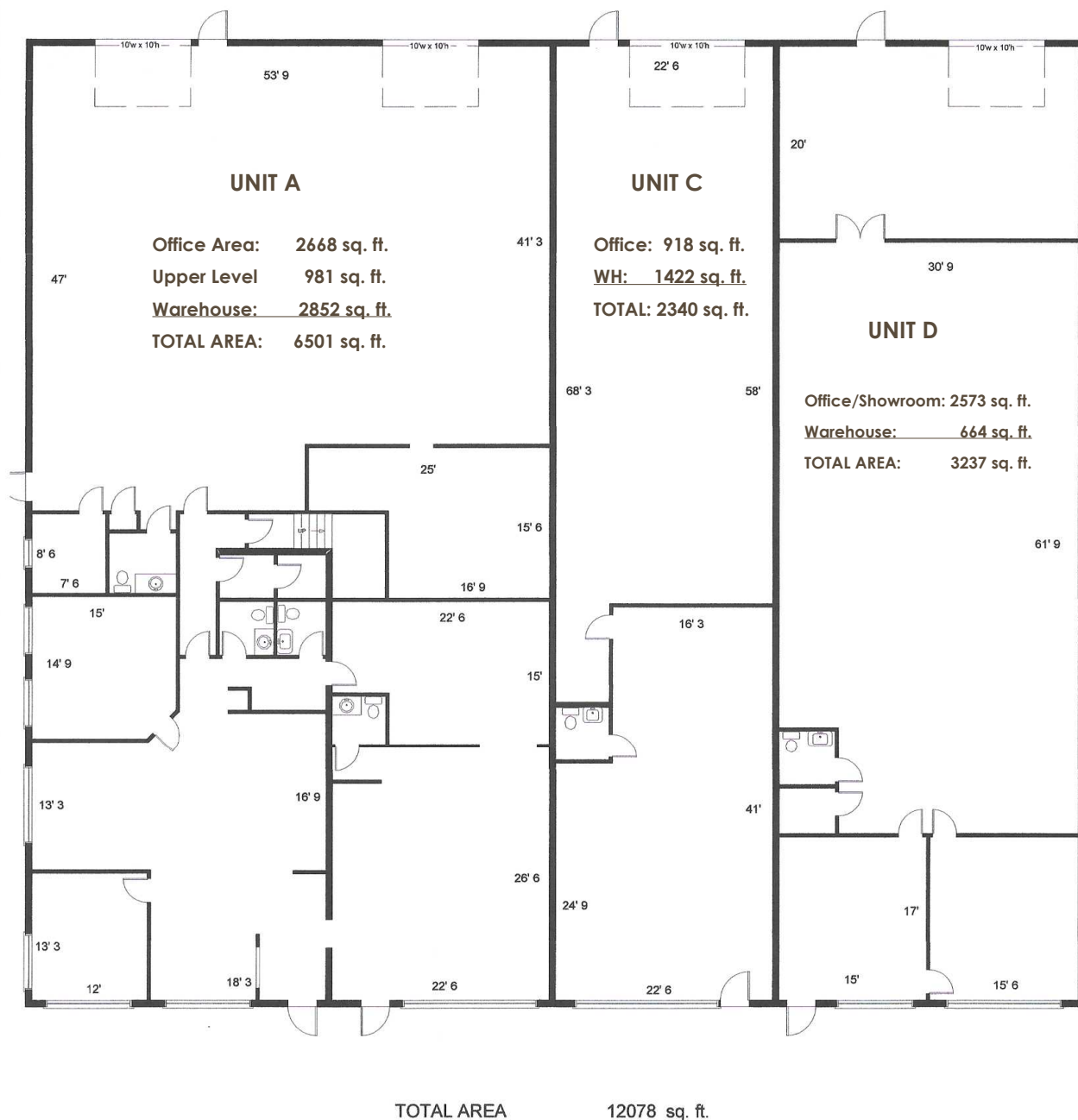
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- \* Convenient Central Naples Location
- \* Heart of Naples Main Industrial Park
- \* Frontage on one of the Main Industrial Roads - Trade Center Way
- \* Investment Opportunity
- \* 2 Tenants Have Been in Place Long Term
- \* Unit D New Tenant and Lease Terms Beginning March 1, 2025
- \* 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:** Tenant is a kitchen/custom cabinet group with 2 years remaining on their current lease term.

**UNIT C:** Tenant is a custom pool contractor, 1.5 years remaining on current term.

**UNIT D:** A new tenant, 5 year lease term.

Rent Roll and Lease details available upon receipt of a CA (Confidentiality Agreement).

**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.

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