

# UNIQUE OFFICE BUILDING ZONED INDUSTRIAL SITE

OFFICE WITH EXPANSION ABILITY  
FOR LEASE

3205 BECK BLVD, NAPLES FL. 34114



SIZE (SF)	LEASE RATE (PSF)	CAM (PSF)	MONTHLY BASE RENT	MONTHLY CAM	MONTHLY TOTAL	AVAILABILITY
3,484	\$24.00	\$9.85	\$6,968.00	2,859.78	\$9,827.78	Immediately

**PRICE:** **\$24.00 + \$9.85 CAM PSF Modified Gross**

**LOCATION:** South Naples just beyond Tollgate Business Park

**BUILDING SF:** 3,484 Total SF

**LAND ACRES:** 3.43 Total Land Acres

**YEAR BUILT:** 1991

**PARKING:** 21 Parking Spaces (Additional area potentially available)

**ZONING:** Industrial



## CONTACT

**ENN LUTHRINGER, CCIM**  
**Partner**

239.481.3800 x206

enn.luthringer@creconsultants.com

This newly remodeled 3,484-SF CBS office building is located in South Naples just beyond Tollgate Business Park and is well suited for industrial-support and service-oriented users. Zoned Industrial, the property allows a broad range of uses including contractor offices, trade services, warehousing support, light manufacturing, equipment service and logistics operations. Recent upgrades include new ceiling tile, lighting, flooring, and paint. The site offers ample parking and convenient access to I-75, Marco Island, and South Naples. The existing cell phone tower is not part of the property. For an additional fee, the owner may consider converting the vacant space to equipment/material storage.

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

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

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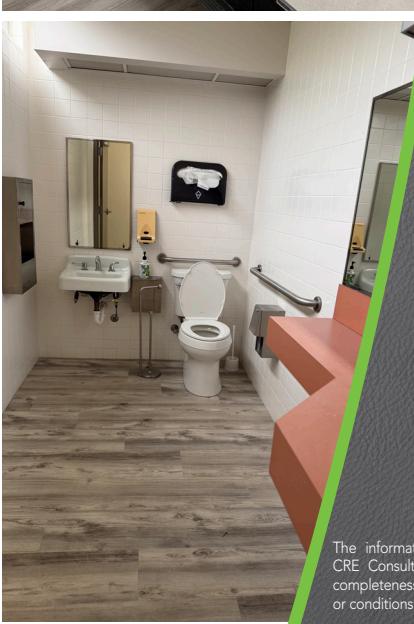
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## HIGHLIGHTS

- Full backup generator supporting continuous operations Convenient Parking with ample parking and one reserved covered space per tenant.
- Exterior restrooms and locker rooms ideal for contractor and field staff use.
- 3,484 SF newly remodeled CBS construction (new ceiling tile, lighting, flooring, paint).
- Secure access layout suitable for controlled entry and operational privacy.
- Industrial zoning allowing a wide range of contractor, service, warehouse, and light manufacturing uses.
- Ample on-site parking with potential additional space available.



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