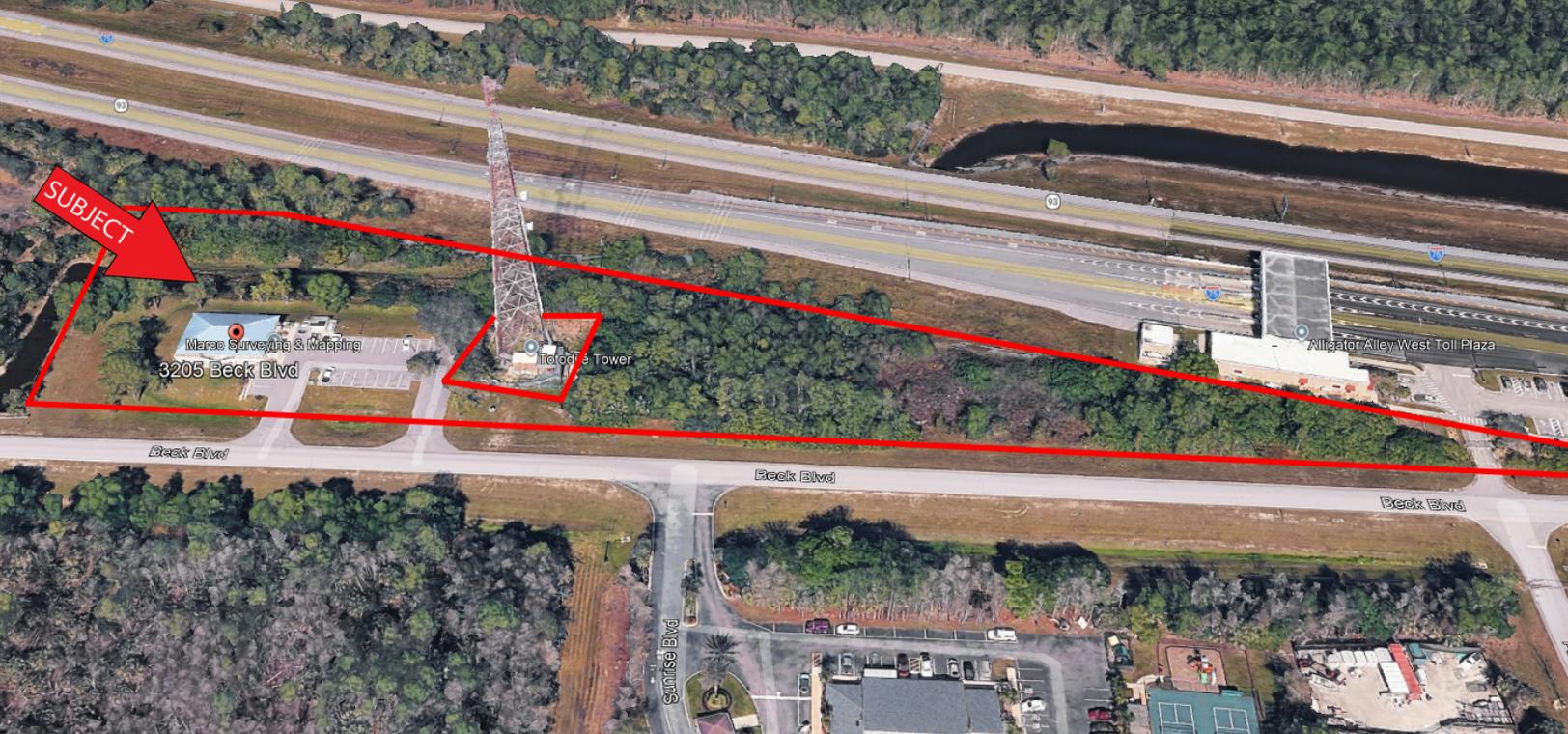


UNIQUE OFFICE BUILDING ZONED INDUSTRIAL SITE OFFICE WITH EXPANSION ABILITY FOR SALE

3205 BECK BLVD, NAPLES FL. 34114



| | |
|---------------------|---|
| PRICE: | \$2,100,000 - \$612,244 per Acre |
| 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) |
| PARCEL ID: | 298440100 |
| ZONING: | Industrial |



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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.

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HIGHLIGHTS

- Development to allow 3,400 SF additional building on east side and 7,500 SF on west side.
- Cell tower not included in sale.
- 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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