

BECK BUSINESS PARK

3864 Beck BLVD Naples FL 34114

Industrial - Retail - Flex Space For Sale or Lease



For Rent \$24.00 PSF NNN

For Sale from \$624,950

Sq. Ft. 1,530 to 73,440

Beck Business Park is a new commercial development in Naples, Florida, offering **flex warehouse, retail, and storage spaces**. Located on the corner of Beck Boulevard and Collier Boulevard—just 1/4 mile south of I-75—the park provides high-visibility access in a fast-growing corridor. Units are available **for sale or lease**, ranging from **1,530 to 73,440 square feet**, ideal for businesses of all types.

Call **David Bartley** at **239-784-3283** for pricing, availability, and to schedule a tour.

Experience Matters

David R. Bartley, Sr
Broker/General Partner
Bartley Realty LLL

O 239-261-1186
C 239-784-3283
Dave@BartleyRealty.com

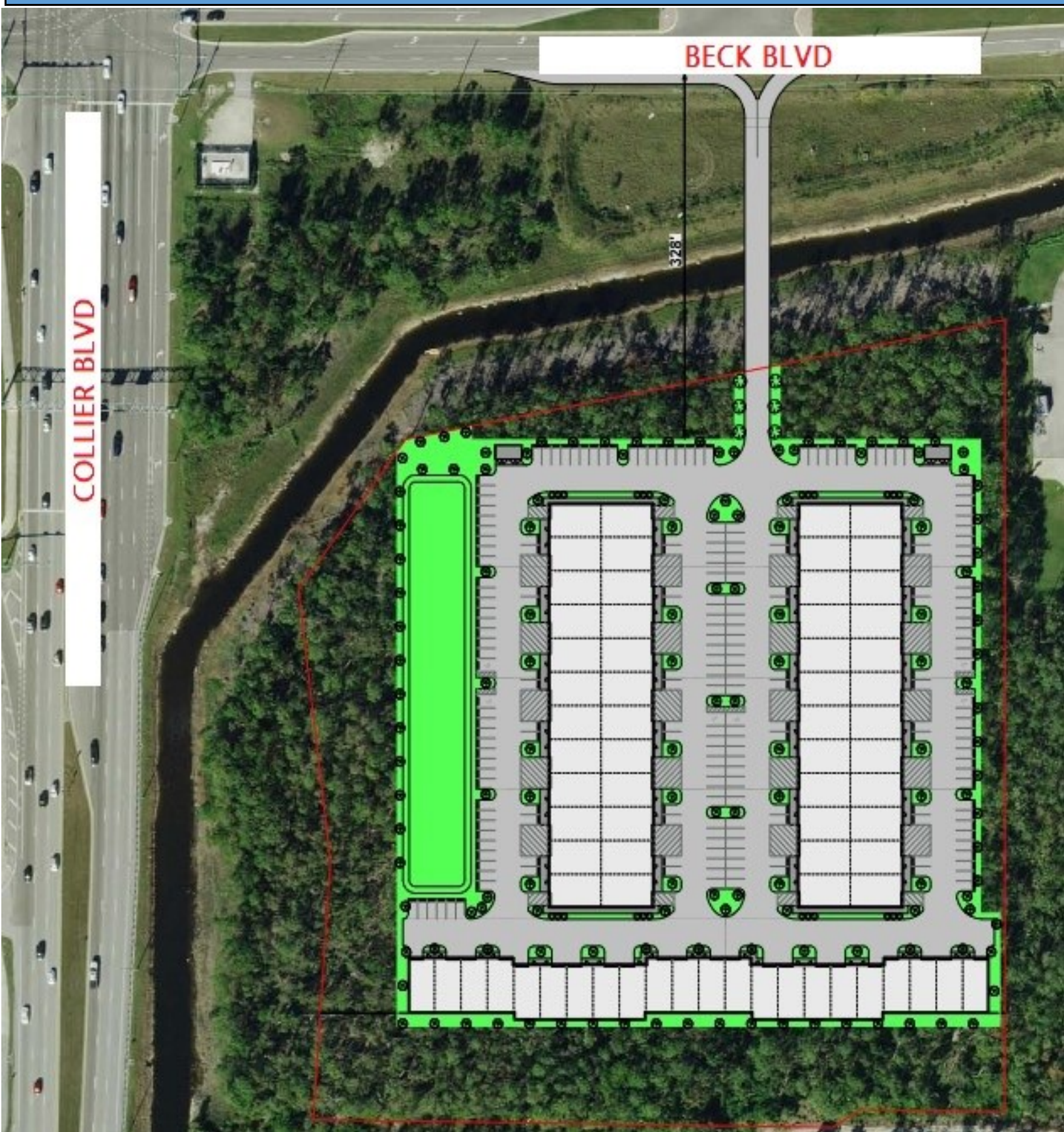
5380 Mahogany Ridge Dr
Naples, FL 34119
www.BartleyRealty.com



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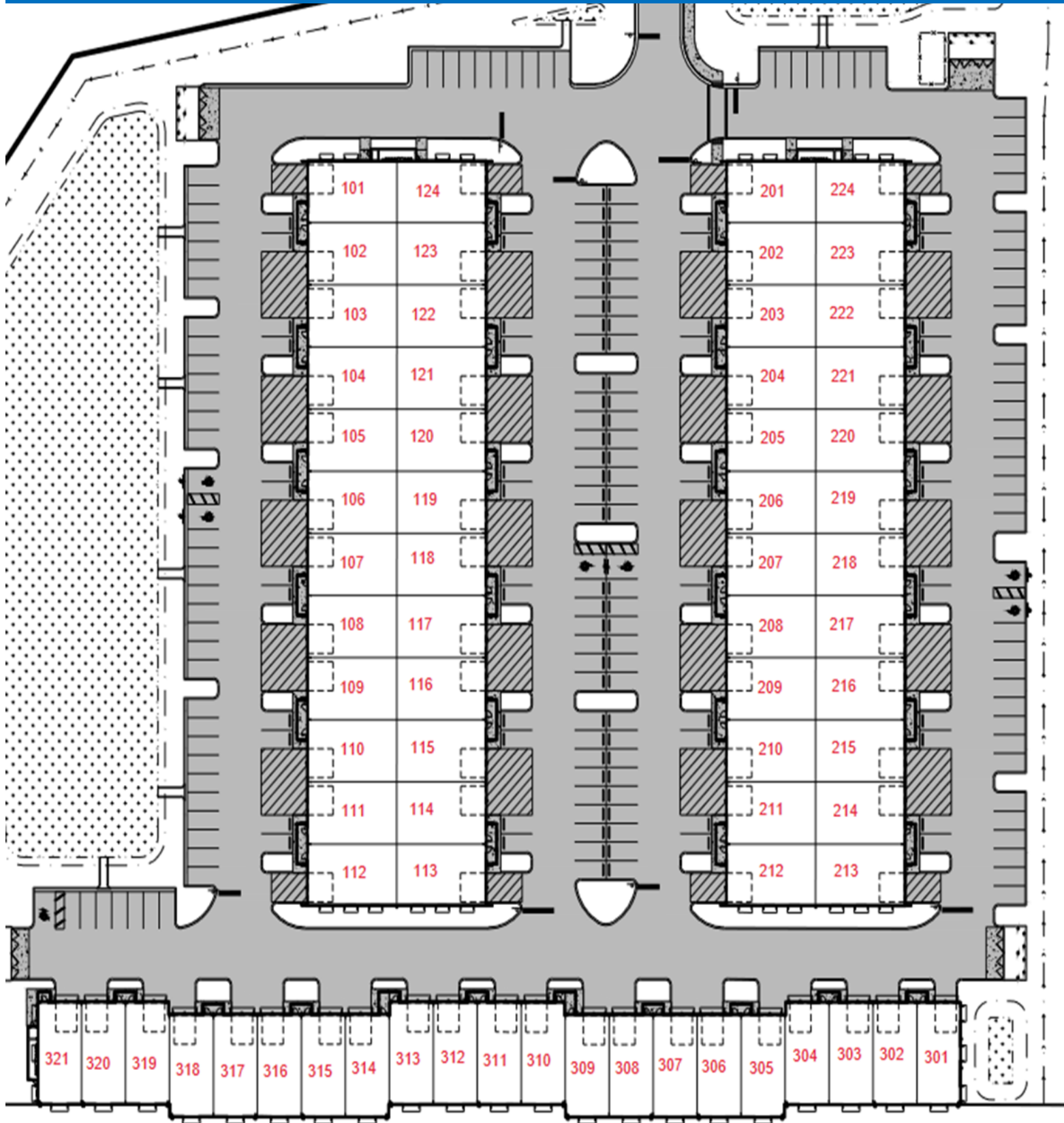
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Site Plan With Unit Numbers



BECK BUSINESS PARK PRICING SPREADSHEET 8-9-26

Building	Unit	Size	Lease Rate	Base Rent PY	Base Rent PM	Sale Price	Price PSF
100	101	1,530	LEASED				
	102	1,530	LEASED				
	103	1,530	LEASED				
	104	1,530	LEASED				
	105	1,530	LEASED				
	106	1,530	LEASED				
	107	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	108	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	109	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	110	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	111	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	112	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	113	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	114	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	115	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	116	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	117	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	118	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	119	1,530	LEASED				
	120	1,530	LEASED				
	121	1,530	LEASED				
	122	1,530	LEASED				
	123	1,530	LEASED				
	124	1,530	LEASED				
Sub Total		36,720					
200	201	1,530					SOLD
	202	1,530				\$624,950.00	\$408.46
	203	1,530				\$624,950.00	\$408.46
	204	1,530					SOLD
	205	1,530				\$624,950.00	\$408.46
	206	1,530				\$624,950.00	\$408.46
	207	1,530					Leased
	208	1,530				\$624,950.00	\$408.46
	209	1,530				\$624,950.00	\$408.46
	210	1,530					SOLD
	211	1,530					SOLD
	212	1,530					SOLD
	213	1,530					\$408.46
	214	1,530					SOLD
	215	1,530					SOLD
	216	1,530					Leased
	217	1,530				\$624,950.00	\$408.46
	218	1,530					SOLD
	219	1,530				\$624,950.00	\$408.46
	220	1,530				\$624,950.00	\$408.46
	221	1,530				\$624,950.00	\$408.46

	222	1,530					SOLD
	223	1,530					SOLD
	224	<u>1,530</u>					SOLD
Sub Total		36,720					
300	301	1,250				\$593,750.00	\$475.00
	302	1,250				\$593,750.00	\$475.00
	303	1,250				\$593,750.00	\$475.00
	304	1,250				\$593,750.00	\$475.00
	305	1,250				\$593,750.00	\$475.00
	306	1,250				\$593,750.00	\$475.00
	307	1,250				\$625,000.00	\$500.00
	308	1,250				\$625,000.00	\$500.00
	309	1,250				\$625,000.00	\$500.00
	310	1,250				\$625,000.00	\$500.00
	311	1,250				\$625,000.00	\$500.00
	312	1,250				\$593,750.00	\$475.00
	313	1,250				\$593,750.00	\$475.00
	314	1,250				\$593,750.00	\$475.00
	315	1,250				\$593,750.00	\$475.00
	316	1,250				\$625,000.00	\$500.00
	317	1,250				\$625,000.00	\$500.00
	318	1,250				\$625,000.00	\$500.00
	319	1,250				\$625,000.00	\$500.00
	320	1,250				\$593,750.00	\$475.00
	321	<u>1,250</u>				<u>\$593,750.00</u>	\$475.00



Special Developer Financing

I. Program Overview

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

II. Available Programs – Expedited Approval Process - Down payment 20%

- A. Program 1: Interest Only Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Three-Year Ballon.
 - c. Payment Structure: Interest-only for the first three years
 - d. Benefits: Low monthly payments
- B. Program 2: Principal and Interest Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Five-Year Ballon
 - c. Payment based on a twenty-year amortization period.
 - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

Contact a Bartley Realty LLLP representative for more information, call 239-261-1186

Beck Business Park
INDUSTRIAL CONSTRUCTION CRITERIA
Building 100 & 200
February 1, 2026

Hurricane Protection:

Building Rated to 163 MPH wind load.

All windows and doors are impact rated.

Floors:

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

Walls:

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

Doors:

Front door: One (1) 3'-0" x 7' glass door with sidelight. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14' x 14'.

Windows:

All windows to be Low E Impact glass.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at a minimum of 14' above finish floor (AFF).

Fire Alarm

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

HVAC - (Heating, Ventilation, and Air-Conditioning):

1. Provide Five (5) Ton air handler split system with fiber board duct.
2. Provide a standard heat/cool thermostat in space.
3. One (1) exhaust fan in toilet area.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Electrical Supply:

Panels

225 AMP 208V Three Phase Panel

Buyer _____

Seller _____

Outlets

1. Recessed duplex outlets Four (4) per unit.

Light Switches

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

Bathroom

1. ADA Bathroom

Lighting

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

Telephone & Cable:

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

Ceiling Height:

Clear heights range from approximately 16' to 30'.

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.

Beck Business Park 2027 Estimated Budget

Total Square Feet	99,690	Estimated Monthly Budget	
EXPENSES	Budget	\$ PSF	Monthly
Building Insurance	\$106,000.00	\$1.06	\$8,833.33
Flood Insurance	\$12,000.00	\$0.12	\$1,000.00
Gen Liability Insurance	\$10,800.00	\$0.11	\$900.00
Common Area Elec.	\$6,000.00	\$0.06	\$500.00
Irrigation	\$3,000.00	\$0.03	\$250.00
Landscaping	\$20,000.00	\$0.20	\$1,666.67
Preserve Maintenance	\$10,000.00	\$0.10	\$833.33
Cleaning	\$6,000.00	\$0.06	\$500.00
Power Washing	\$0.00	\$0.00	
Professional Fees	\$1,000.00	\$0.01	\$83.33
Licenses, Fees	\$100.00	\$0.00	\$8.33
Management Fees	\$41,400.00	\$0.42	\$3,450.00
Pest Control	\$3,000.00	\$0.03	\$250.00
Repairs & Maint	\$4,500.00	\$0.05	\$375.00
Trash Collection	\$38,400.00	\$0.39	\$3,200.00
Recycling	\$14,400.00	\$0.14	\$1,200.00
Water & Sewer	\$24,000.00	\$0.24	\$2,000.00
Miscellaneous	\$3,000.00	\$0.03	\$250.00
Fire Alarm monitoring	\$3,600.00	\$0.04	\$300.00
Fire Sprinkler/Backflow	\$3,600.00	\$0.04	\$300.00
Online Bookkeeping	\$7,200.00	\$0.07	\$600.00
Office Supplies	\$200.00	\$0.00	\$16.67
Postage	\$200.00	\$0.00	\$16.67
Comcast	\$5,400.00	\$0.05	\$450.00
TOTAL	\$323,800.00	\$3.25	\$26,983.33
PROPERTY TAXES	\$40,000.00	\$0.40	\$3,333.33
General Operating Total	\$363,800.00	\$3.65	
RESERVES			
Paving	\$5,000.00	\$0.05	\$416.67
Painting	\$20,000.00	\$0.20	\$1,666.67
Roof	\$10,000.00	\$0.10	\$833.33
RESERVES TOTAL	\$35,000.00	\$0.35	\$2,916.67
General Operating & Reserves Total	\$398,800.00	\$4.00	
Bldg 300 Additional Exp:			
AC Maint RTUs Bldg 300	\$7,200.00	\$0.27	
AC Reserve RTUs Bldg 300	\$10,500.00	\$0.40	
Total additional Exp Bld 300	\$14,400.00	\$0.67	
Total Price PSF Bld 300		\$4.67	
2027 CAM vs. HOA & CAM Price PSF			
Item	2027	2028	2029
1. CAM Bld 100 & 200	\$4.00		
2. HOA Bld 100 & 200	\$3.65		
3. CAM Bld 300	\$4.67		
2. HOA Bld 300	\$4.27		