

2900 HORSESHOE DRIVE S, SUITE 1100, NAPLES, FL 34104

COLLIER PARK OF COMMERCE

INDUSTRIAL FLEX / OFFICE-WAREHOUSE FOR LEASE



Fully Air-Conditioned Warehouse + Existing Office Buildout

Rare opportunity to lease a large, fully air-conditioned office/warehouse space within the established Collier Park of Commerce in central Naples. Suite 1100 offers 5,160± SF in a functional combination of finished office space and a substantial HVAC warehouse area, making it well suited for businesses requiring professional office accommodations together with climate-controlled storage, distribution, assembly or light industrial space.

The rear warehouse features an approximately 49'2" clear span width with a large open floor area, providing flexibility for racking, storage, equipment or operations. The front portion of the suite provides an existing office layout with multiple private offices/work areas, restrooms and supporting areas.

Suite Highlights

- Fully air-conditioned warehouse
- Large open warehouse area approximately 49'2" wide
- Existing finished office buildout
- Multiple private offices / work areas
- Multiple restrooms
- Sprinklered building
- Two overhead doors, each 10' wide × 12' high
- Building and monument signage opportunities
- Front and rear access
- Convenient on-site parking
- On-site property management
- BP - Business Park District zoning, City of Naples



CONTACT

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Finished office area



Conference and meeting area



Private office with exterior glass line



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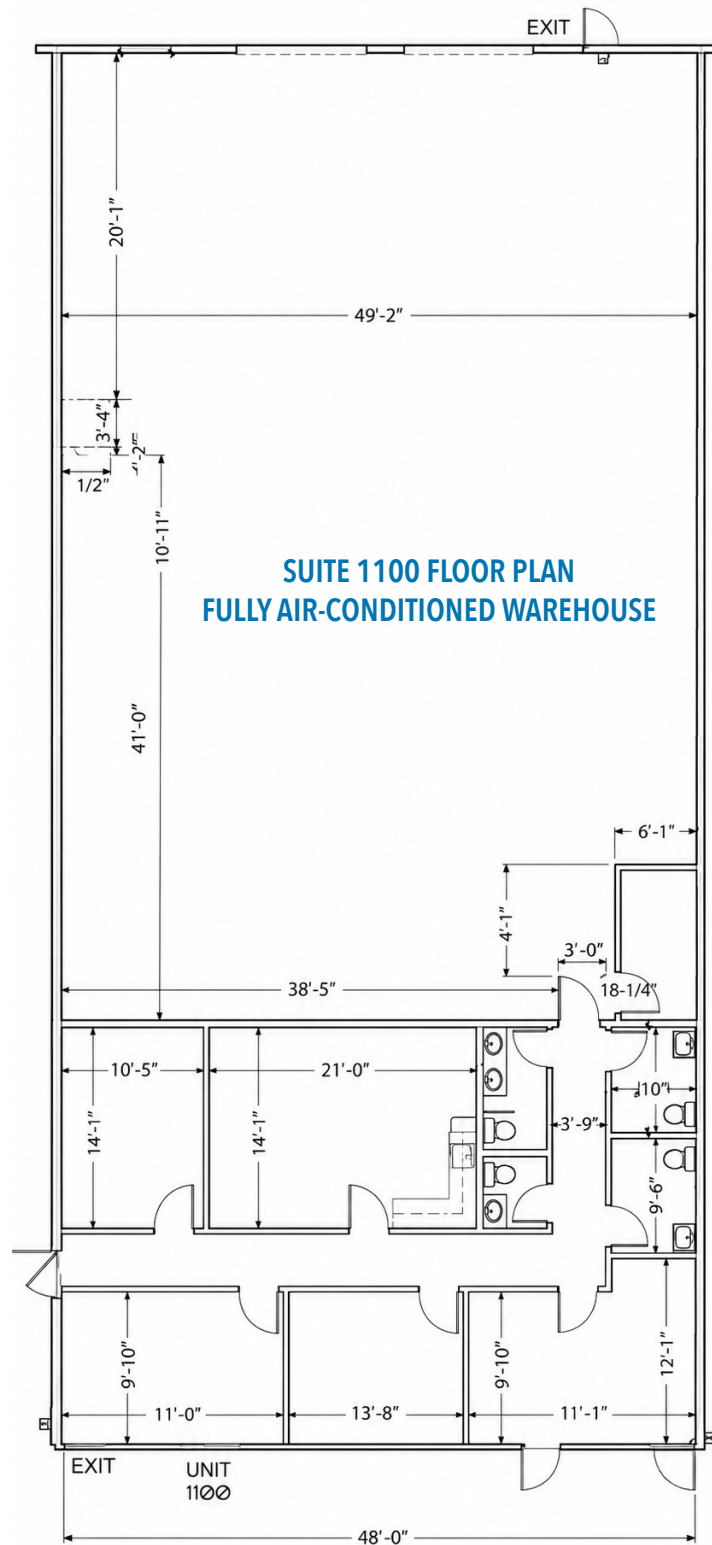
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CENTRAL NAPLES LOCATION

Collier Park of Commerce is located south of Golden Gate Parkway, just west of Airport-Pulling Road and adjacent to Naples Airport. The location provides convenient access throughout Naples and Collier County.

The combination of a central Naples location, finished office buildout, two overhead doors and substantial fully air-conditioned warehouse space makes Suite 1100 a distinctive opportunity in the Naples industrial/flex market.

LEASE TERMS

BASE RENT	\$21.75/SF NNN
OPERATING EXPENSES	\$6.25/SF
TOTAL ASKING RATE	\$28.00/SF
MONTHLY TOTAL	\$12,040.00*
AVAILABILITY	October 1, 2026

* Electricity paid separately by tenant

Potential Uses

- Distribution and climate-controlled storage
- Medical or pharmaceutical supply
- Contractors and service companies
- Light assembly
- Equipment or product storage
- Showroom / warehouse
- Corporate office with warehouse operations



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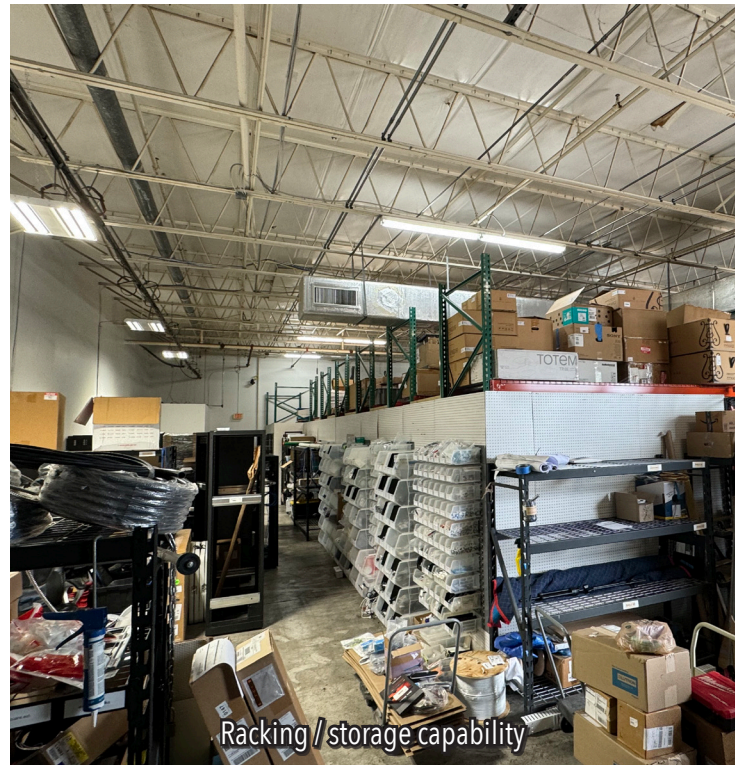
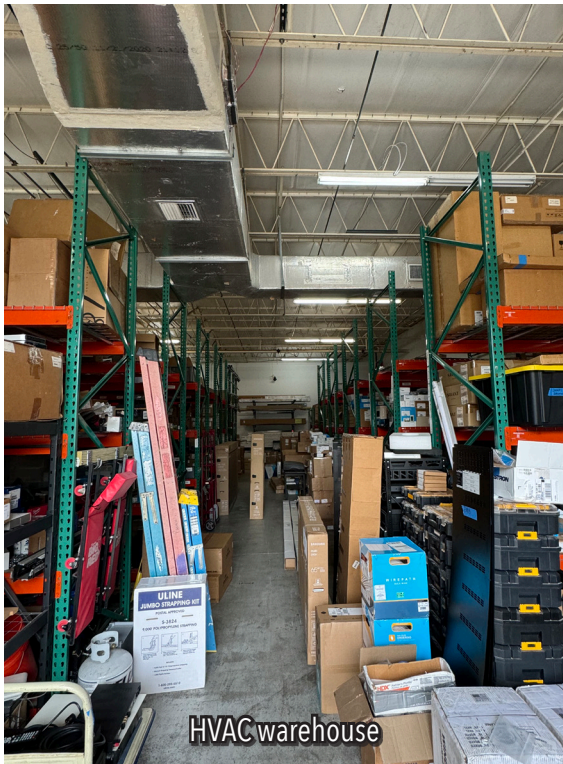
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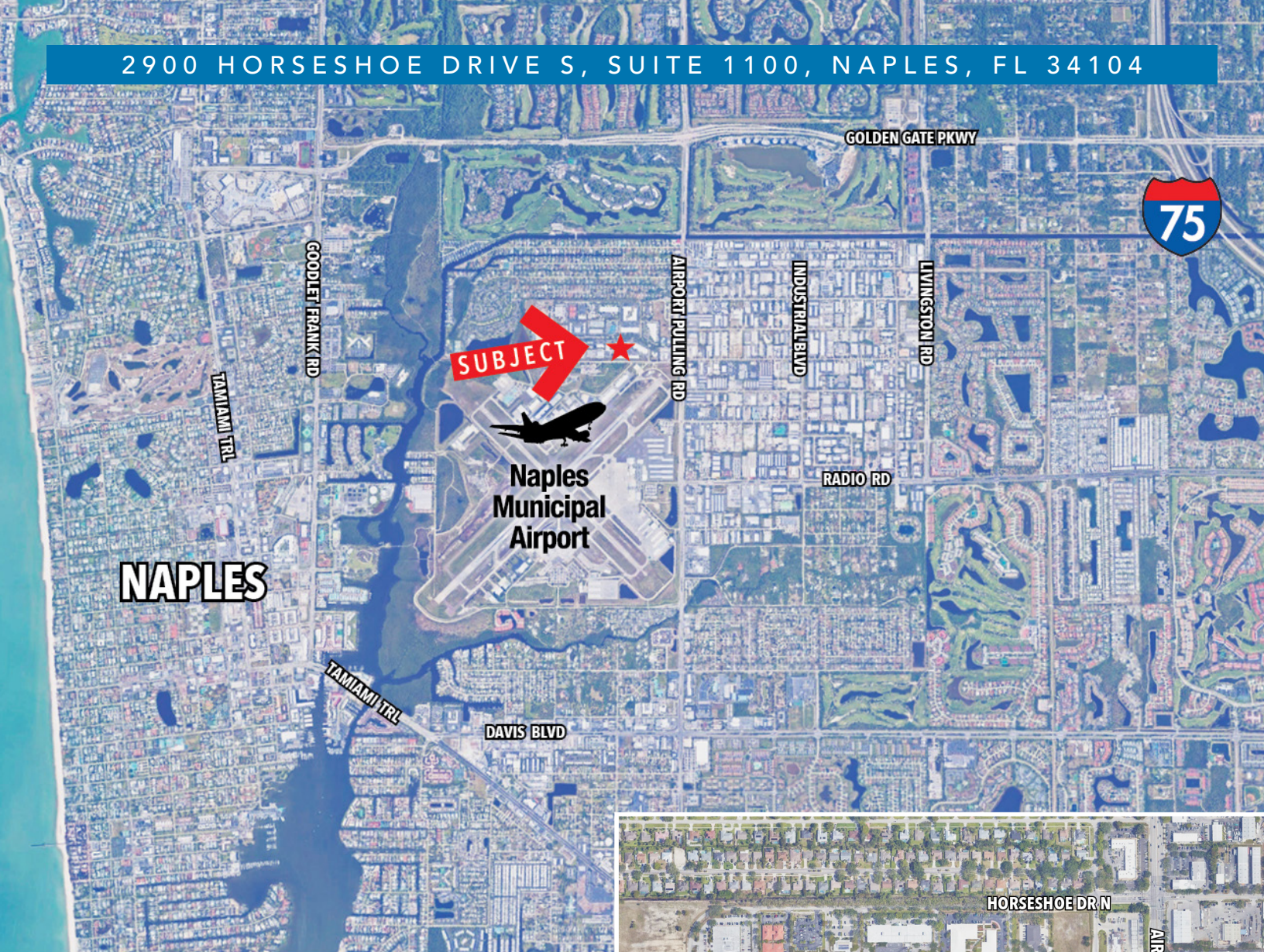
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US 41.....2.6± Miles
I-753.1± Miles
Downtown / 5th Ave S4± Miles



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