



RAILHEAD INDUSTRIAL PARK
1455 RAILHEAD BOULEVARD | NAPLES, FL 34110
SOUTHWEST FLORIDA INDUSTRIAL INVESTMENT



3555 Kraft Road #260
Naples, FL 34105
LQCRE.COM

MIKE CONCILLA
Principal
D: (239) 676-6706
C: (239) 823-9882
MCONCILLA@LQCRE.COM

NICK MATSON
Associate
D: (239) 676-6694
C: (239) 351-0137
NMATSON@LQCRE.COM

RAILHEAD INDUSTRIAL PARK

1455 Railhead Boulevard | Naples, FL 34110
Southwest Florida Industrial Investment



- Premier In-fill Naples Industrial Location – Railhead Corridor
- Rare Opportunity to Acquire Scale in Supply-Constrained Market
- Immediate Access to Old 41 and ±10 Minutes to I-75
- High Barrier-to-Entry, Coastal Market
- Anchor Vacancy Effective 10/01/26
- Re-tenant as Owner-User or Backfill for Investor Hold
- Limited New Industrial Development
- Affluent Demographics Supporting Long-Term Demand
- Strategic Position Between Naples and Bonita Springs
- Ideal for Owner-User, 1031 Exchange, or Value-Add Investor

LQCRE.COM/RAILHEAD-INVESTMENT



\$9,000,000
SALE PRICE



\$226
PRICE PSF



39,789
SF RBA



2000
BUILT



3.12
SITE AC



INDUSTRIAL
① ZONING

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SUMMARY

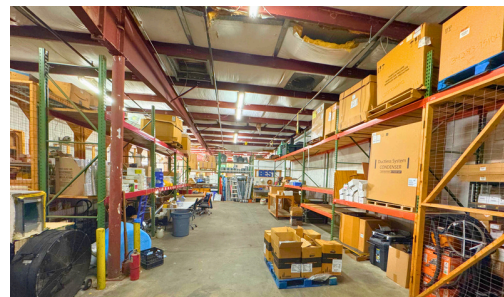
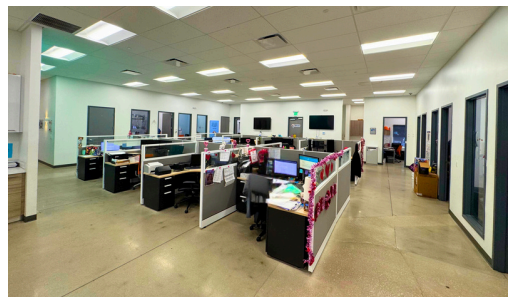
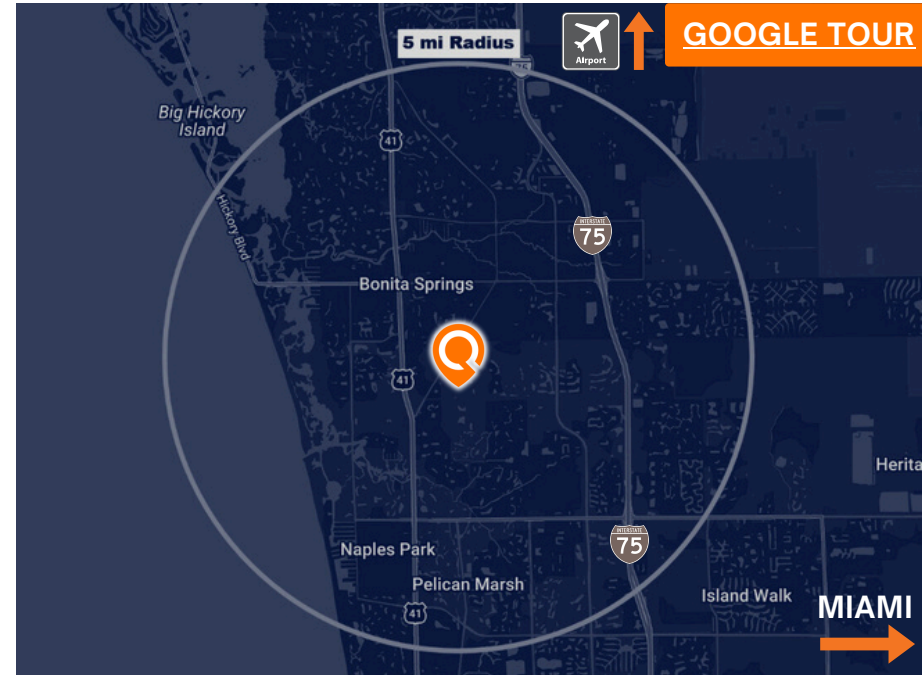
RAILHEAD INDUSTRIAL PARK

LQ Commercial Naples, LLC is pleased to exclusively offer for sale the Railhead Industrial Park (“Railhead”) at 1455 Railhead Boulevard in Naples, Florida (Southwest Florida MSA).

Railhead presents a rare opportunity to acquire a scaled industrial asset in one of Southwest Florida’s most supply-constrained and high barrier-to-entry submarkets. Within the highly desirable “Railhead” industrial corridor, the property sits in the heart of Naples’ premier in-fill industrial hub, with immediate access to Old 41 and less than ten minutes to Interstate 75.

The Naples industrial market continues to demonstrate exceptional fundamentals, supported by strong population growth, affluent demographics, and sustained demand from service, trade, and logistics users. With vacancy hovering near historic lows, opportunities to secure meaningful industrial scale in this coastal market remain limited.

Between Naples and Bonita Springs, Railhead offers strategic regional connectivity, long-term demand drivers, and compelling flexibility for an owner-user, 1031 exchange buyer, or value-add investor seeking durable industrial real estate in a premier Florida market.



 5-MILE POPULATION
112,518

 MEDIAN AGE
57.3

 BLUE COLLAR
35.3%

 5-MILE INCOME
\$176,345



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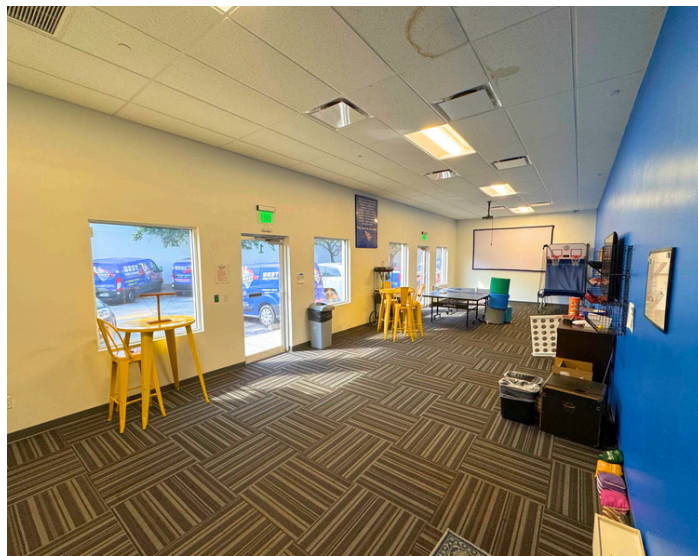
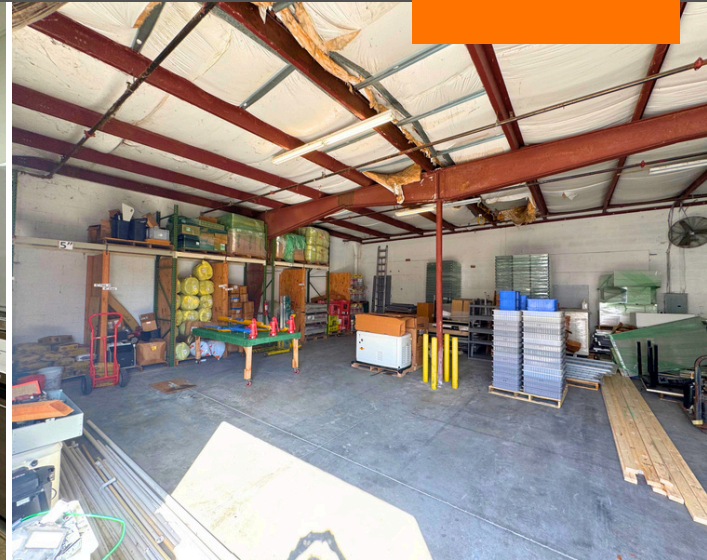
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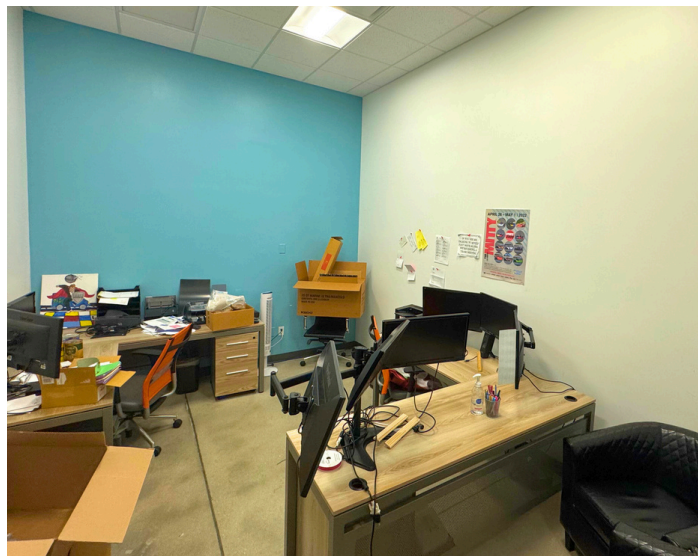
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REAL ESTATE SERVICES

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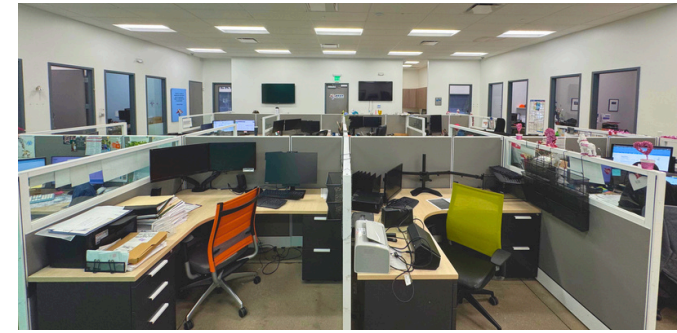
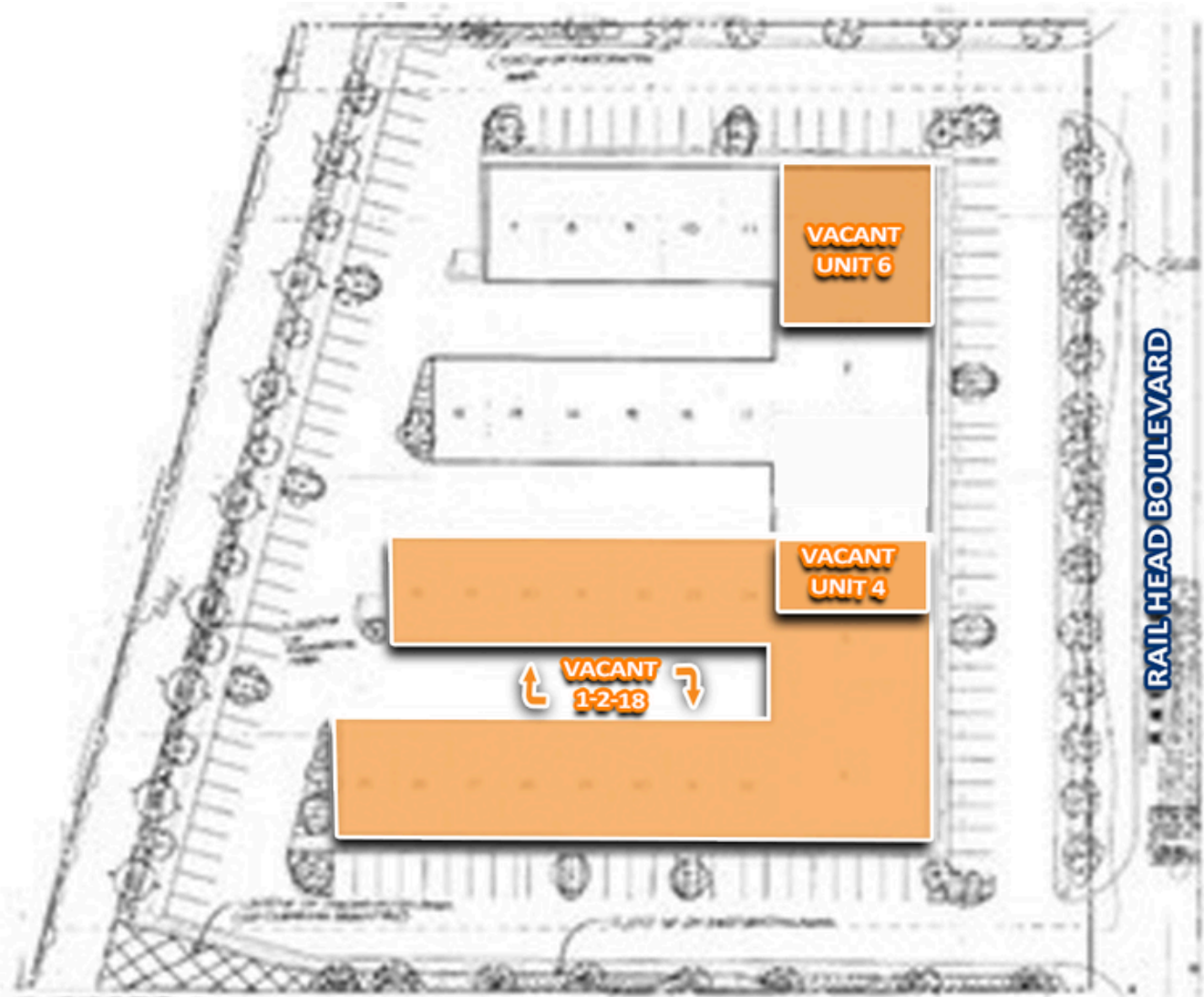
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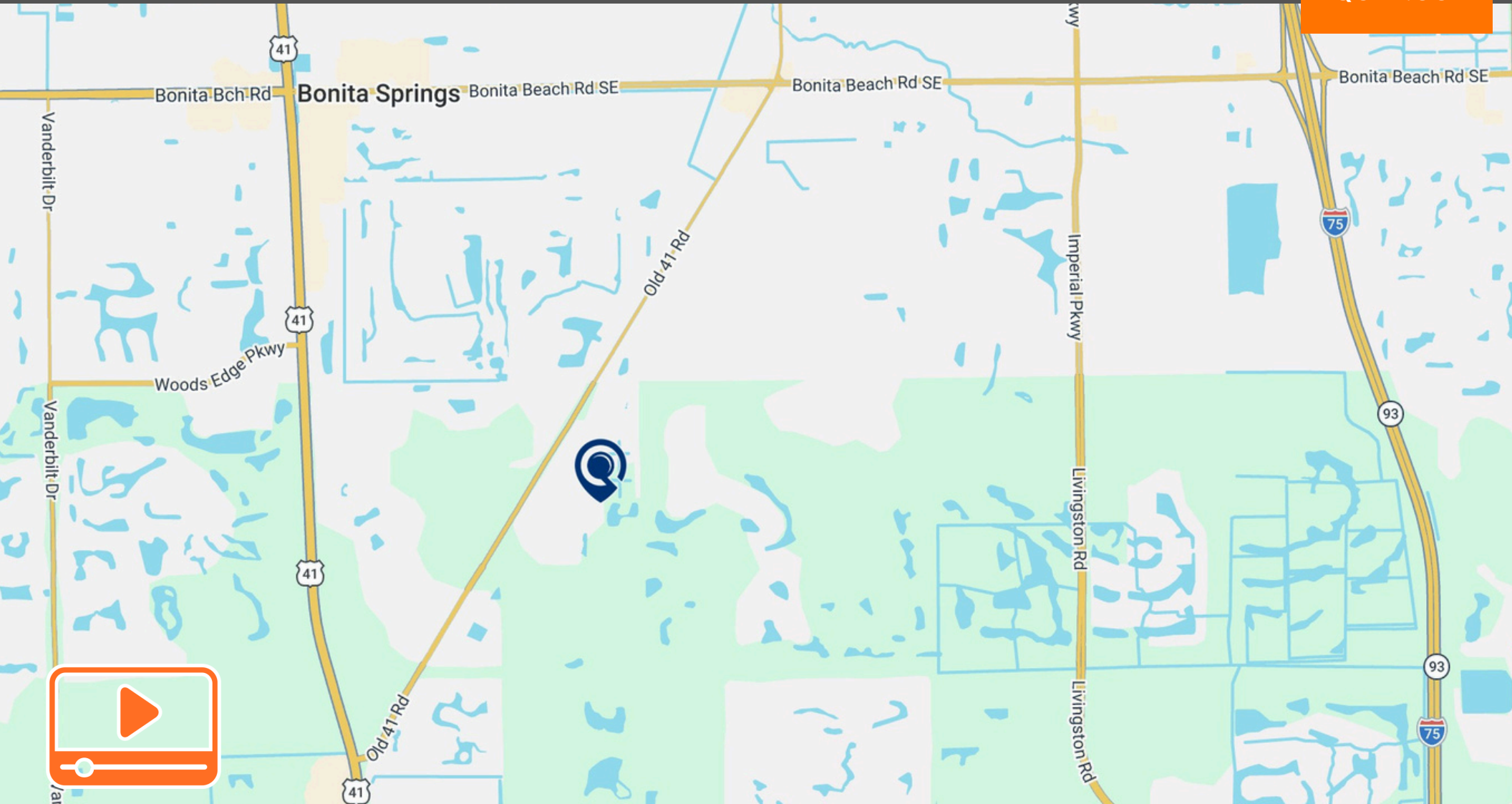
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INDUSTRY OVERVIEW

INDUSTRIAL OUTLOOK

Naples' industrial market encompasses Collier County on Florida's Southwest Coast.

It benefits from its proximity to Interstate 75, providing north-south connectivity to Tampa and Miami, and U.S. 41's regional north-south access.

The Naples Airport supports local business aviation, while RSW (the Southwest Florida International Airport) in Fort Myers offers a range of cargo and passenger services.

Industrial clusters are along corridors such as Railhead Boulevard, Horseshoe Drive, and Trade Center Way, with development patterns favoring small to mid-sized facilities that serve local distribution and service operations.

Population growth drives both demand and construction.

Its service economy supports trade tenants, manufacturing, and logistics users alike.

The Naples industrial market contains roughly 14.6M square feet of inventory.

It contains 8.4M SF of logistics inventory, 1.5M SF of flex space, and 4.6M SF of specialized inventory.

Industrial inventory is characterized by low-rise warehouse and flex buildings, typically 5,000-40,000 SF.



MARKET SUMMARY

NAPLES INDUSTRIAL

The Naples industrial market has a vacancy rate of 4.3% as of the first quarter of 2026.

Market rents in Naples are \$18.10/SF. Rents have changed by 2.3% year over year in Naples, compared to a change of 1.3% nationally. In Naples, five-year average annual rent growth is 7.4% and 10-year average annual rent growth is 6.5%.

Industrial market pricing in Naples is \$194/SF compared to the national average of \$158/SF. Estimated market cap rate is 7.7%, compared to the national average of 7.4%.

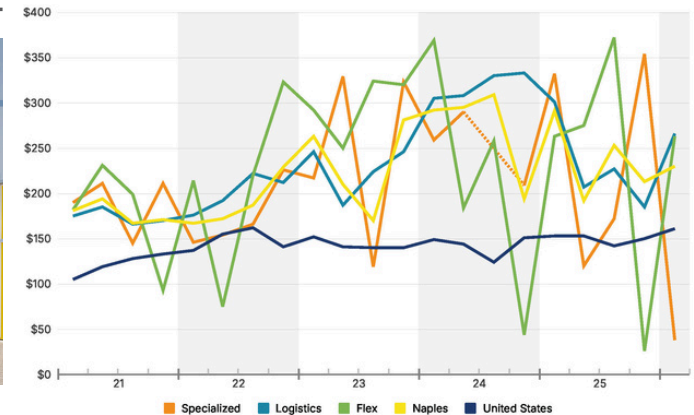
Ownership is highly fragmented, dominated by private local investors and owner-users rather than institutional players.

Private buyers remain the most active, and transactions are predominantly individual property deals rather than portfolios.

Local investors typically account for the majority of acquisitions, with occasional participation from regional and national buyers.

Source: CoStar

SALE PRICE PER SQUARE FOOT



Source: CoStar

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ECONOMY

MARKET OVERVIEW

Naples, the southernmost market in Southwest Florida, stands out as one of Florida's most affluent regions, with a median household income of \$97,000, about 10% higher than the national median.

The area's reputation as a retirement destination is reflected in its median age of 54, well above the state's median of 43.

This demographic profile shapes both the local economy and commercial real estate landscape, as the market caters to a population with considerable disposable income and a preference for high-quality amenities and healthcare services.

Population growth is a primary driver of its commercial real estate expansion.



ECONOMY
MARKET
US INDEX



JOBLESS
4.0%
4.5%

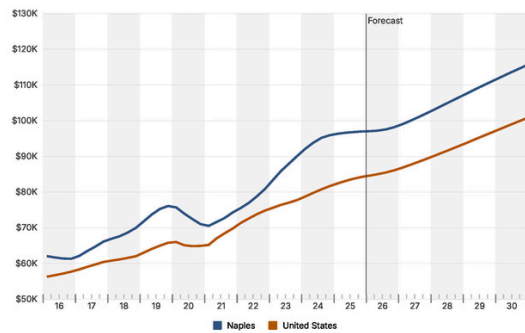


EMP GROWTH
0.76%
0.43%



POP GROWTH
0.55%
0.29%

MEDIAN HOUSEHOLD INCOME



Source: CoStar

Naples Industrial Market Overview

Q1 2026

Key metrics and trends for the Naples, FL industrial sector



MARKET RENT
\$18.10 /SF
YoY Change: **+2.3%**
National YoY: +1.3%

MARKET PRICING
\$194 /SF
National Avg: \$158/SF
+22.8% above national

EST. MARKET CAP RATE
7.7%
National Avg: 7.4%
+30 bps spread



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PRO FORMA RENT ROLL

RAILHEAD INDUSTRIAL PARK

| TENANT | UNIT | SF | FROM | TO | TERM (MO) | RENT PSF | RENT/MO | RENT/YR | CAM |
|-------------------------------------|--------|---------------|------------------|----------|-----------|----------------|-----------------|------------------|---------------|
| Vacant | 1-2-18 | 19,393 | ----- | ----- | ----- | ----- | * | ----- | \$5.28 |
| Vacant | 6 | 3,601 | ----- | ----- | ----- | ----- | ----- | ----- | \$5.28 |
| American Building Contractors | 7-8-11 | 3,094 | 10/04/17 | 03/31/28 | 126 | \$15.00 | \$3,868 | \$46,410 | \$5.28 |
| South FL Excavation | 3 | 2,105 | 09/01/13 | 08/31/28 | 180 | \$15.99 | \$2,805 | \$33,659 | \$5.28 |
| Charlie's Angels Plumbing | 5 | 2,105 | 01/01/23 | 12/31/29 | 84 | \$16.50 | \$2,894 | \$34,733 | \$5.28 |
| Vacant | 4 | 2,105 | ----- | ----- | ----- | ----- | ----- | ----- | \$5.28 |
| Collier County Cleaning Company | 10 | 1,056 | 01/01/22 | 12/31/27 | 72 | \$13.75 | \$1,210 | \$14,520 | \$5.28 |
| Bonita Belting | 9 | 1,005 | 09/20/21 | 08/31/27 | 72 | \$14.07 | \$1,178 | \$14,138 | \$5.28 |
| Pit Stop Fleet / Ryder Truck Rental | 12 | 900 | 07/01/20 | 06/30/26 | 72 | \$13.79 | \$1,034 | \$12,411 | \$5.28 |
| Accent Carpets | 13 | 885 | 07/01/14 | 11/30/26 | 149 | \$10.08 | \$743 | \$8,921 | \$5.28 |
| Upscale Upholstery & Canvas | 14 | 885 | 12/11/24 | 12/31/27 | 37 | \$16.48 | \$1,215 | \$14,585 | \$5.28 |
| Dagny & Merick | 15 | 885 | 01/01/26 | 02/28/29 | 38 | \$16.00 | \$1,180 | \$14,160 | \$5.28 |
| The Workroom of SW Florida | 17 | 885 | 04/01/25 | 09/30/28 | 42 | \$16.00 | \$1,180 | \$14,160 | \$5.28 |
| AG Mac | 16 | 885 | 03/15/26 | 05/31/29 | 36 | \$16.00 | \$1,180 | \$14,160 | \$5.28 |
| TOTAL | | 39,789 | TOTAL RBA | | | \$14.88 | \$18,488 | \$221,856 | \$5.28 |

All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine soundness of the financial data given.

Owner, Agent and all parties acting on behalf of Owner or Agent hereby make no representation as to the accuracy or completeness of the information included in this summary.

This information is believed to be accurate, we are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

*** The 19,393 SF tenant is paying holdover rent and CAM until Oct 1, 2026 totaling \$40,102.50 month. ***



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MIKE CONCILLA

PRINCIPAL



239-676-6706



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LQCRE.COM/TEAM

Mike is widely recognized with over a dozen CoStar Power Broker™ awards stemming from his extensive 30-year career in site selection, development, leasing and investment disposition of core retail, office, and industrial assets.

He served as Ohio City Planner, Assisted Living Development Officer, Senior Real Estate Manager for Bob Evans (adding 40+ Florida restaurants), and oversaw mixed-use / master-planned projects, including four, \$500M+ regional town centers.

Mike now applies this track record to the success of Southwest Florida tenants, owners and investors.



NICK MATSON

ASSOCIATE



239-676-6694



NMATSON@LQCRE.COM



LQCRE.COM/TEAM

Nick Matson holds a vast array of commercial real estate experience and inventory, from investment sales to leasing and site selection for industrial, office, retail and mixed-use assets.

As a a Southwest Florida native, Nick's value lies in a deep understanding of current/planned commercial projects and area growth patterns.

Nick's rooted relationships are with business decision makers as well as the area's commercial brokerage community. He currently holds a coveted role in the "Associate Leadership Collier" program from the Greater Naples Chamber.

