

NAPLES PRESTIGE AUTO SUITES

11075 Tamiami Trail E Naples FL 34113
Luxury Car Condominiums For Sale



From \$643,800

Fully Air Conditioned Space

Sq. Ft. 1,073 to 33,882

Naples Prestige Auto Suites: Secure Your Luxury Car Haven

Experience the ultimate in security and protection with Naples Prestige Auto Suites. Located just FIVE miles from vibrant Fifth Avenue South in Naples, Florida, these exclusive auto storage units are built for durability and peace of mind. With completion scheduled for **August 2026**, now is the time to secure your space and protect your vehicles during peak hurricane and storm season. Engineered to withstand **168 MPH wind loads**, these suites are designed to safeguard your investments for years to come.



Experience Matters

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

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C 239-784-3283
Dave@BartleyRealty.com

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NAPLES PRESTIGE AUTO SUITES PRICE SHEET

LISTING EXHIBIT "A"

Naples Prestige Auto Suites - Pricing Sheet 6-27-26

Building	Unit Number	Unit Size	Sales Price
100	101	1,167	\$799,900
	102	1,167	\$699,900
	103	1,167	\$699,900
	104	1,073	SOLD
	105	1,073	\$643,800
	106	1,073	\$643,800
	107	1,167	\$699,900
	108	1,167	\$699,900
	109	1,167	\$699,900
	110	1,073	\$643,800
	111	1,073	\$643,800
	112	1,073	\$643,800
	113	1,167	\$699,900
	114	1,167	\$699,900
	115	1,167	\$799,900
200	201	1,167	\$799,900
	202	1,167	SOLD
	203	1,167	SOLD
	204	1,073	SOLD
	205	1,073	\$643,800
	206	1,073	\$643,800
	207	1,167	\$699,900
	208	1,167	\$699,900
	209	1,167	\$699,900
	210	1,073	\$643,800
	211	1,073	SOLD
	212	1,073	\$643,800
	213	1,167	\$699,900
	214	1,167	\$699,900
	215	1,167	\$799,900



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NAPLES PRESTIGE AUTO SUITES SITE PLAN



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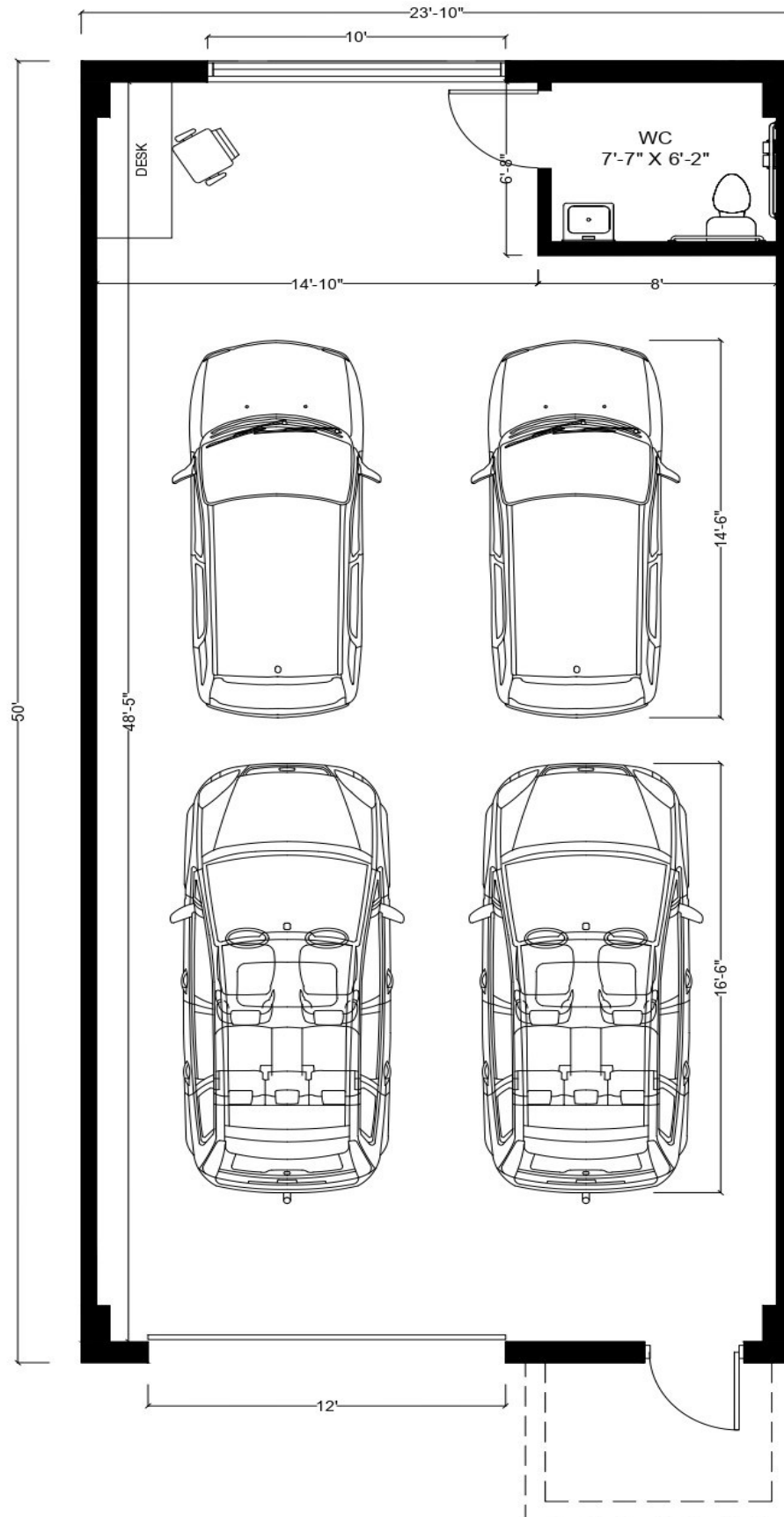
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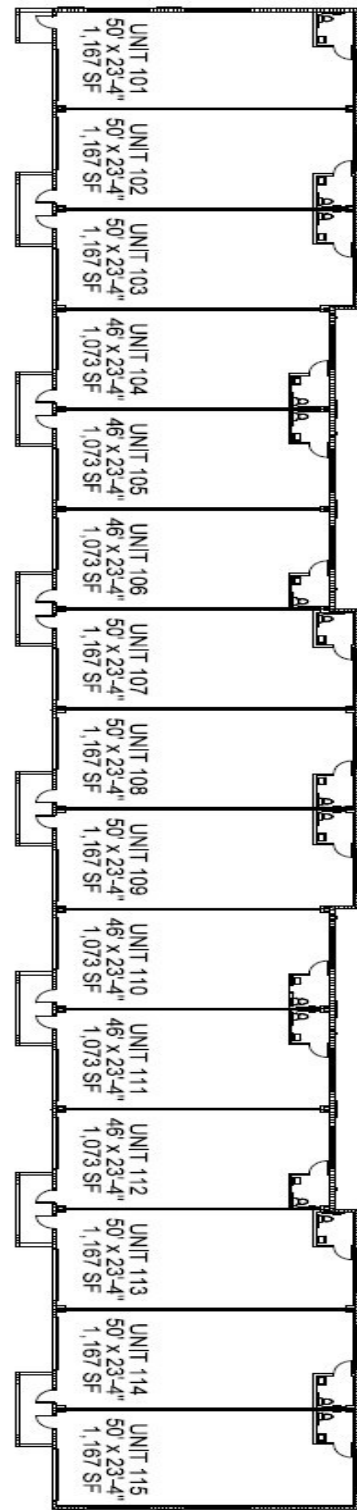


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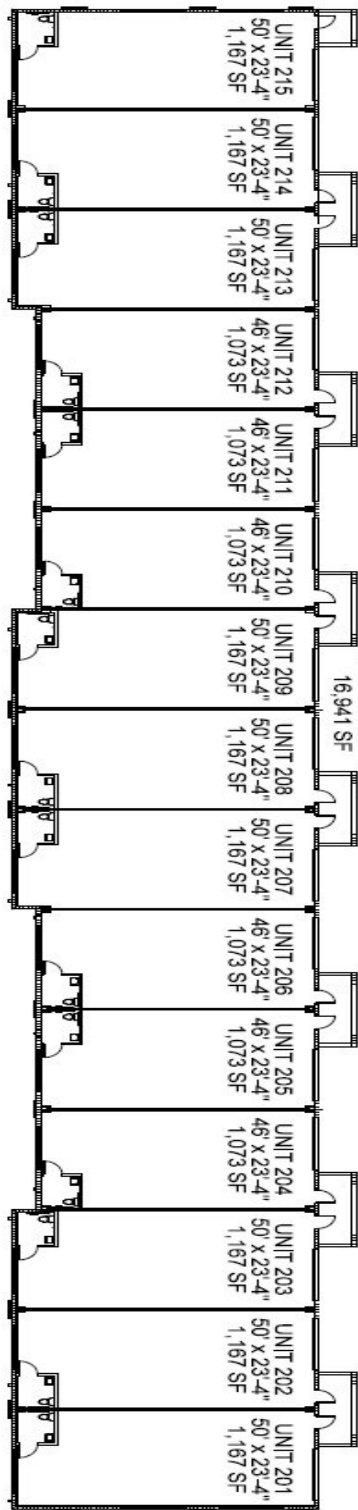
NAPLES PRESTIGE AUTO SUITES SITE PLAN

FLORIDAN AVENUE

BUILDING #100
16,941 SF



BUILDING #200
16,941 SF



JOHNS STREET

US 41 - TAMAMI TRAIL EAST

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Naples Prestige Auto Suites
Cutting-Edge Design Features for Premium Auto Storage
January 31, 2026

Hurricane Protection:

Building Rated to 166 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 filled.

Walls:

Demising walls: 3 5/8" 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 and painted.

Ceiling: Painted Black

Doors:

Front door: One (1) 3'-0" glass door with aluminum to match storefront. 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, 1/4 grey tint.

Mezzanine with window for natural light, 1/4 grey tint.

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 approximately a minimum of 10' 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 return and supply 3 Ton RTU - TRU system with fiber board duct system painted to match ceiling.
2. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail 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:

Buyer _____

Seller _____

Panels

225 AMP

CO/NO2 detectors are provided

Outlets

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls approximately 1'-6" AFF.

Light Switches

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.

Lighting

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

Security:

Exterior Security Camera with 24-hour access

Each unit receives a security system that can be monitored.

Car Washing Station

Hose bib connection in parking lot for car wash

Ceiling Height:

Clear heights range from approximately 20' Low eave to 22' high eave"

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority and subject to change by the developer.

Buyer _____

Seller _____

Naples Prestige Auto Suites - 11075 Tamiami Trail E. - Estimated Expenses 2026									
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[illegible]

Naples Prestige Auto Suites Condo Assn 2026 Per Unit Owner HOA Expenses	
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				HOA	HOA	HOA	HOA							
Owner	Unit #	Gross S/F	% of Gross	\$PSF	Cost P/M	Cost P/Q	Cost P/Y							
	101	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	102	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	103	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	104	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	105	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	106	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	107	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	108	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	109	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	110	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	111	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	112	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	113	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	114	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	115	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	201	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	202	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	203	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	204	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	205	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	206	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	207	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	208	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	209	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	210	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	211	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	212	1,073	3.17%	\$3.95	\$353.20	\$1,059.59	\$4,238.35							
	213	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	214	1,167	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
	215	<u>1,167</u>	3.44%	\$3.95	\$384.14	\$1,152.41	\$4,609.65							
TOTAL		33,882	100.00%			\$33,458.48	\$133,833.90							