



FOR LEASE



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COMMERCIAL ADVISORS

1901 & 1909 ELSA ST | NAPLES, FL 34109

RARE 3.23± ACRE INDUSTRIAL PROPERTY
IN NORTH NAPLES



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EXECUTIVE SUMMARY

Rare North Naples Industrial Facility with 3.23± Acres of Operational Flexibility

1901 & 1909 Elsa Street presents a rare opportunity to lease 3.23± acres of improved industrial property within the North Naples Industrial Park. The site combines a 5,160± SF office/warehouse facility, 2,925± SF of additional covered canopy storage, and substantial outdoor yard area, creating a highly functional property for businesses requiring a combination of office, warehouse, covered storage, and industrial outdoor storage (IOS) capabilities.

The building includes a recently remodeled 1,287± SF office component featuring a display/reception area, five private offices, kitchen, two restrooms, and additional storage. The 3,873± SF warehouse includes a third restroom, four overhead doors, and 440V three-phase power, supporting a wide variety of industrial and service-oriented operations. An open canopy with a newer roof provides an additional 2,925± SF of protected storage, further expanding the property's usable operational footprint.

The expansive rear portion of the property is particularly well suited for outdoor storage, equipment staging, or fleet parking—a valuable combination in the supply-constrained Naples industrial market. Zoned Industrial and offered at \$35,000 per month NNN, the property provides the scale and flexibility to accommodate contractors, service companies, distribution users, equipment operators, and other businesses requiring significant indoor and outdoor operating space. The property is expected to be available October 1, 2026.

LEASING DETAILS

MONTHLY RENT	\$35,000 / month NNN
AVAILABLE	October 1, 2026

PROPERTY DETAILS

ADDRESS	1901 & 1909 Elsa St, Naples FL 34109
BUILDING SIZE	5,160± SF
PARCEL SIZE	3.23± Acres
PARCEL NUMBERS	00251200002 & 00255097208
ZONING	Industrial
YEAR BUILT	1978
ELECTRIC	440V Three Phase



OPPORTUNITY



RARE 3.23± ACRE NORTH NAPLES INDUSTRIAL SITE

Significant improved industrial acreage within the established North Naples Industrial Park.



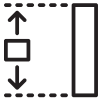
INDOOR + OUTDOOR OPERATIONAL CAPABILITY

Unique combination of office, warehouse, covered storage, and expansive yard space within a single property.



5,160± SF OFFICE/WAREHOUSE FACILITY

Includes 1,287± SF of recently remodeled office and 3,873± SF of functional warehouse space.



2,925± SF OF ADDITIONAL COVERED STORAGE

Open canopy with a newer roof provides valuable protected space for equipment, materials, or inventory.



INDUSTRIAL OUTDOOR STORAGE & FLEET PARKING POTENTIAL

Expansive rear yard is ideally configured for IOS, vehicle or equipment storage, and fleet operations.



FOUR OVERHEAD DOORS

Multiple access points support efficient loading, equipment movement, and day-to-day industrial operations.



440V THREE-PHASE POWER

Heavy electrical capacity supports a broad range of industrial, service, and equipment-intensive users.



INDUSTRIAL ZONING & FLEXIBLE USE POTENTIAL

Industrial zoning combined with the property's scale and improvements creates flexibility for contractors, service companies, distribution users, equipment operators, and similar businesses.



PROPERTY AERIAL



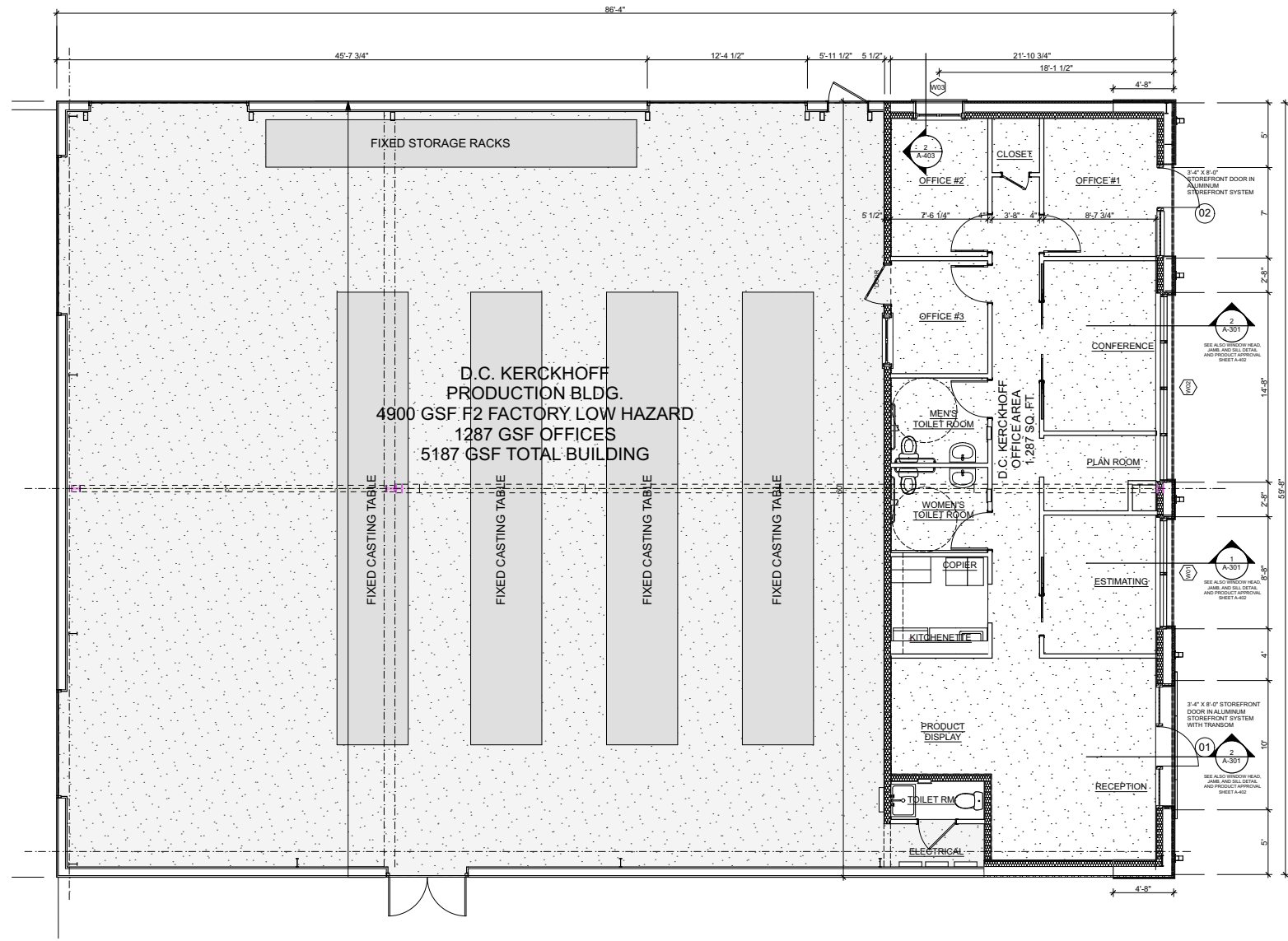
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



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LOCATION OVERVIEW

Strategic North Naples Industrial Location

Located at 1901 & 1909 Elsa Street within the established North Naples Industrial Park, the property offers businesses a strategic operating location in one of Naples' most desirable and supply-constrained industrial submarkets. The setting is well suited for industrial, service, distribution, and contractor users requiring a combination of warehouse space, outdoor storage, and fleet operations.

The North Naples location provides convenient access to the broader Naples and Collier County market, supporting efficient service to customers and projects throughout the region. Combined with the property's 3.23± acre footprint, Industrial zoning, and significant indoor and outdoor operational capacity, the location creates a compelling opportunity for businesses seeking scale and flexibility in the Naples industrial market.

-  **ESTABLISHED NORTH NAPLES INDUSTRIAL PARK** - Positioned within a recognized industrial area suited for contractors, service companies, distribution, and industrial users.
-  **NORTH NAPLES MARKET POSITION** - Offers businesses an operating base within the desirable North Naples industrial submarket.
-  **REGIONAL SERVICE CAPABILITY** - Well positioned to serve customers, projects, and operations throughout Naples and Collier County.
-  **INDUSTRIAL SETTING WITH OPERATIONAL FLEXIBILITY** - Location supports users requiring warehouse operations, outdoor storage, equipment staging, and fleet parking.



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