

Tollhouse Industrial Suites of Naples

3933 Tollhouse Dr Naples FL 34114

Turnkey Investment: Fully Leased Industrial Flex Building



33,242 Square Feet

NOI \$486,623.04

\$9,600,000

Secure a Stable Income Stream with a Prime Industrial Flex Building

Are you seeking a reliable investment opportunity with a strong, long-term tenant? Look no further than Tollhouse Industrial Suites, a fully leased 33,242 square foot twenty-two unit flex space building ideally suited for 1031 exchange

Experience Matters

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Guaranteed Income. Exceptional Upside.

3933 Tollhouse Drive | Naples, FL 34114

A Secure Investment with Significant Value-Add Potential

3933 Tollhouse Drive presents a rare opportunity to acquire a **33,242-square-foot Class A flex warehouse** in one of Southwest Florida's strongest industrial markets. This investment combines **guaranteed long-term cash flow** with exceptional future upside through a proven value-add strategy.

Guaranteed Income

This property offers a level of security rarely found in today's commercial real estate market.

- 100% leased to a single tenant
- Lease payments guaranteed for the remaining **7.5 years**, including all tenant renewal options
- Personal guarantee provided by the seller, a **high-net-worth individual**
- **Total Guaranteed Lease Payments: \$4,165,007.92**
- Guaranteed income equals approximately **48% of the \$9.6 million purchase price**
- Annual **3% rent escalations** provide increasing cash flow and inflation protection

Current Investment Performance

- **Building Size:** 33,242 SF
- **Occupancy:** 100%
- **Annual NOI:** \$486,623.04
- Secure long-term single-tenant lease with predictable income

Exceptional Value-Add Opportunity

The building was designed to be converted into approximately **22 Class A flex warehouse units** of approximately 1,500 square feet by adding demising walls and ADA-compliant restrooms.

Investment Summary

- **Purchase Price:** \$9,600,000
- **Price Per SF:** \$288.79
- **Estimated Conversion Cost:** \$400,000
- **Total Investment:** Approximately \$10,000,000



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Projected Post-Conversion Performance

- **Projected Annual NOI:** Approximately \$792,000
- **Income Increase:** Approximately 57%
- **Projected Cap Rate:** 7.92%
- **Estimated Value (6.0% Cap Rate):** \$13,200,000
- **Estimated Value Creation:** Approximately \$3.6 Million (37.5%)

Investment Highlights

- 7.5 years of guaranteed lease income
- \$4.165 million seller lease guarantee
- Immediate, stable cash flow
- Annual 3% rental increases
- Strong downside protection
- Significant appreciation potential
- Proven value-add strategy
- Located in one of Naples' highest-demand industrial markets
- Limited supply of Class A flex warehouse space

The Bottom Line

3933 Tollhouse Drive offers investors the rare combination of **secure, guaranteed income today** and **substantial upside tomorrow**. Whether you're completing a 1031 exchange, expanding an investment portfolio, or seeking stable long-term returns with value-add potential, this property delivers an exceptional opportunity in Southwest Florida's thriving industrial market.

For financial information, lease documents, or to schedule a confidential property presentation, contact:

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