

1474 RAIL HEAD BLVD

Naples, FL 34110

**Flex Multi-Tenant
Leasing Opportunity**

Leasing Brochure



MATTHEWS™

EXCLUSIVE LEASING AGENTS



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PROPERTY OVERVIEW

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Turnkey, Move-In Ready Suites:** Both available units feature clean, fully built-out interiors with office areas, private restrooms, and conditioned workspace — allowing tenants to occupy immediately with minimal upfront costs or downtime. The space has been well maintained and freshly painted, presenting a professional image suitable for light industrial, showroom, or flex office users.
- **Prime Location with Excellent Visibility:** Located on Rail Head Blvd just east of Old 41 in Naples, the property offers easy access to major arterials, connecting tenants to key business parks, industrial areas, and regional transportation hubs. This central location is ideal for users servicing both Collier and Lee Counties.
- **High-Quality, Flexible Building:** Constructed with durable materials and thoughtful design, the building provides modern amenities, functional layouts, and ample parking. Well-maintained landscaping and finishes give it a high-end feel for both tenants and their customers.
- **Single-Tenant or Multi-Tenant Flexibility:** The building can be leased as a single, cohesive space for one user or divided into two separate units, each with its own private entrance. This flexibility accommodates tenants seeking either smaller or mid sized spaces.





41 ± 39,000 VPD

Old 41 Rd ± 16,000 VPD



Google Earth

UNIT A PHOTOS - OFFICE



UNIT A PHOTOS - WAREHOUSE



UNIT B PHOTOS



FINANCIAL OVERVIEW

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FINANCIAL SUMMARY

Property Details

Address	1474 Rail Head Blvd, Naples, FL 34110
RBA	±4,560 SF
Lot Size	±0.51 AC
Coverage Ratio	20.53%
Year Built	2001
Zoning	I - General Industrial
Construction	Masonry
Clear Height of WH	13-16'
Grade Level Door Height	8'-12'



Units for Lease

Unit A

Office SF	±1,802
Warehouse SF	±973
Total SF	±2,775
Base Rent/SF	\$19.50
CAM/SF	\$5.50
Total Rent/SF	\$25.00
Total Rent/Month	\$5,781

Unit B

Office SF	±787
Warehouse SF	±958
Total	±1,745
Base Rent/SF	\$19.50
CAM/SF	\$5.50
Total Rent/SF	\$25.00
Total Rent/Month	\$3,635

MARKET OVERVIEW

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NAPLES, FL

Market Demographics



19,421

Total Population

\$140,833

Median HH Income

9,790

of Households

83.1%

Homeownership Rate

175,882

Employed Population

64%

% Bachelor's Degree

67.6

Median Age

\$1,250,000

Median Property Value

Local Market Overview

Naples, Florida, offers a thriving business environment supported by a strong local economy and a highly skilled workforce. With a metro population exceeding 400,000 and an employed base of around 175,000, the area continues to see impressive growth across sectors such as construction, logistics, and professional services. Its convenient access to I-75 and proximity to major Gulf Coast markets like Fort Myers, Tampa, and Miami make Naples an ideal location for companies seeking regional reach and operational efficiency.

The industrial sector in Naples is marked by steady demand and exceptional performance. Multi-tenant properties catering to businesses from 2,000 to 10,000 square feet are particularly well-positioned to serve the area's expanding network of service providers, distributors, and light manufacturers. With strong economic fundamentals, a growing population, and sustained business activity, Naples presents an excellent opportunity for investors and tenants alike seeking a premier location for industrial success.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	51,535	112,988	277,333
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	23,965	54,070	130,894
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$156,902	\$174,967	\$176,083



Economic Drivers

Naples' economy is anchored by strong population growth, high household incomes, and a diverse mix of industries. Key sectors include healthcare, construction, professional services, and real estate development, all supported by a steady inflow of new residents and businesses. Small-business growth remains a major contributor to local employment and demand for commercial and industrial space. The city's economic stability is reinforced by consistent private investment and a well-educated workforce.

Naples also benefits from strong transportation infrastructure. Interstate 75 provides direct access to major Florida markets, while Naples Airport and Southwest Florida International Airport support business and logistics operations. The region's accessibility, coupled with ongoing commercial development, continues to attract companies seeking efficient distribution routes and a strong regional customer base.

Attractions

Naples offers a combination of coastal amenities and urban convenience. The city is known for its Gulf beaches, downtown shopping and dining on Fifth Avenue South, and extensive golf and marina options. These features draw both visitors and year-round residents, supporting a strong tourism and service economy that complements the city's business base.

Cultural and environmental attractions further enhance Naples' appeal. The Artis-Naples center, Naples Botanical Garden, and Corkscrew Swamp Sanctuary highlight the area's focus on arts and preservation. Clean public spaces, organized infrastructure, and a high quality of life make Naples a competitive location for businesses, employees, and investors.

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