

NORTH NAPLES INDUSTRIAL FLEX BUILDING PRIME INVESTMENT OPPORTUNITY

FOR SALE

1880 ELSA STREET, NAPLES, FL 34109



PRICE:	\$1,614,074 (\$387.07 PSF)
SIZE:	4,170± SF on 0.46± Acres
N.O.I:	\$108,000 (Estimated)
CAP RATE:	6.75%
ZONING:	I - Industrial (Collier County)
PARCEL ID:	00255089300

INVESTMENT HIGHLIGHTS:

- 100% Occupied—3 Tenants
- Unit Sizes: 920 ± SF–1,900 ± SF
- Annual Gross Rent: ~\$125,000
- Annual Expenses: ~\$17,000
- NOI: ~\$108,000
- Recently Renovated Units
- Outdoor Storage Capability
- Ample Parking
- Premier North Naples Industrial Location

This 4,170± SF industrial flex property situated on 0.46± acres in North Naples Industrial Park presents a rare opportunity for stable, in-place cash flow. The building is 100% leased to three established tenants, offering immediate income with unit sizes ranging from approximately 920 ± SF to 1,900 ± SF—providing both tenant diversity and leasing flexibility. Recent renovations enhance the property's durability and long-term appeal, supporting strong tenant retention. The site also features valuable outdoor storage and ample on-site parking, key amenities in this competitive industrial submarket. The property generates approximately \$125,000 in annual rental income with low operating expenses of ~\$17,000, resulting in a projected NOI of ~\$108,000 and delivering an attractive, stable yield.

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DISTANCES

▶▶ US 41	1.8± Miles
▶▶ I-75, Exit 107	3.3± Miles
▶ SWFL International Airport (RSW)	30± Minutes
▶▶ Miami	2± Hours
▶▶ Tampa	2.5± Hours

Located within the highly sought-after North Naples Industrial Park, the property benefits from immediate access to Immokalee Road, I-75, and Naples' primary commercial corridors. This premier industrial submarket continues to experience strong occupancy and rental growth, driven by limited supply and sustained demand.

LOCATION OVERVIEW



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