



**Investment  
Properties  
Corporation**

# INDUSTRIAL - FOR SALE



1025 Collier Center Way | Naples, FL 34110



**This concrete block construction warehouse offers 8,687 SF, boasting ceiling heights up to 27', and a climate-controlled environment. The property can be easily divided into two individual units, creating flexibility for various needs. The Seller is negotiable to leaseback the property at fair market value.**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

**Christine McManus, CCIM, SIOR | 239-777-2020 | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)**

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



# OFFERING SUMMARY

**PRICE: \$3,399,000**

**LOT SIZE: .62 acres**

**BLDG SIZE: 8,687 SF**

**YEAR BUILT: 1999**

**PARKING: 12 Spaces**

**N. COLLIER INDUSTRIAL PARK ASSOC: \$632/YR**

**Additional Information:**

- CB Construction
- Climate Controlled Warehouse
- Fire Suppression System
- Survey Available
- 276 SF Canopy over loading dock
- Seller will not accept offers from competitive companies

## **SUITE 1: 3,685 SF**

2 - 14' x 12' insulated OH door  
 735 SF Ground Floor Offices  
 735 SF 2nd Floor Office  
 2,215 SF Warehouse  
 2 Restrooms - one w/ shower

## **SUITE 2: 5,002 SF - Warehouse**

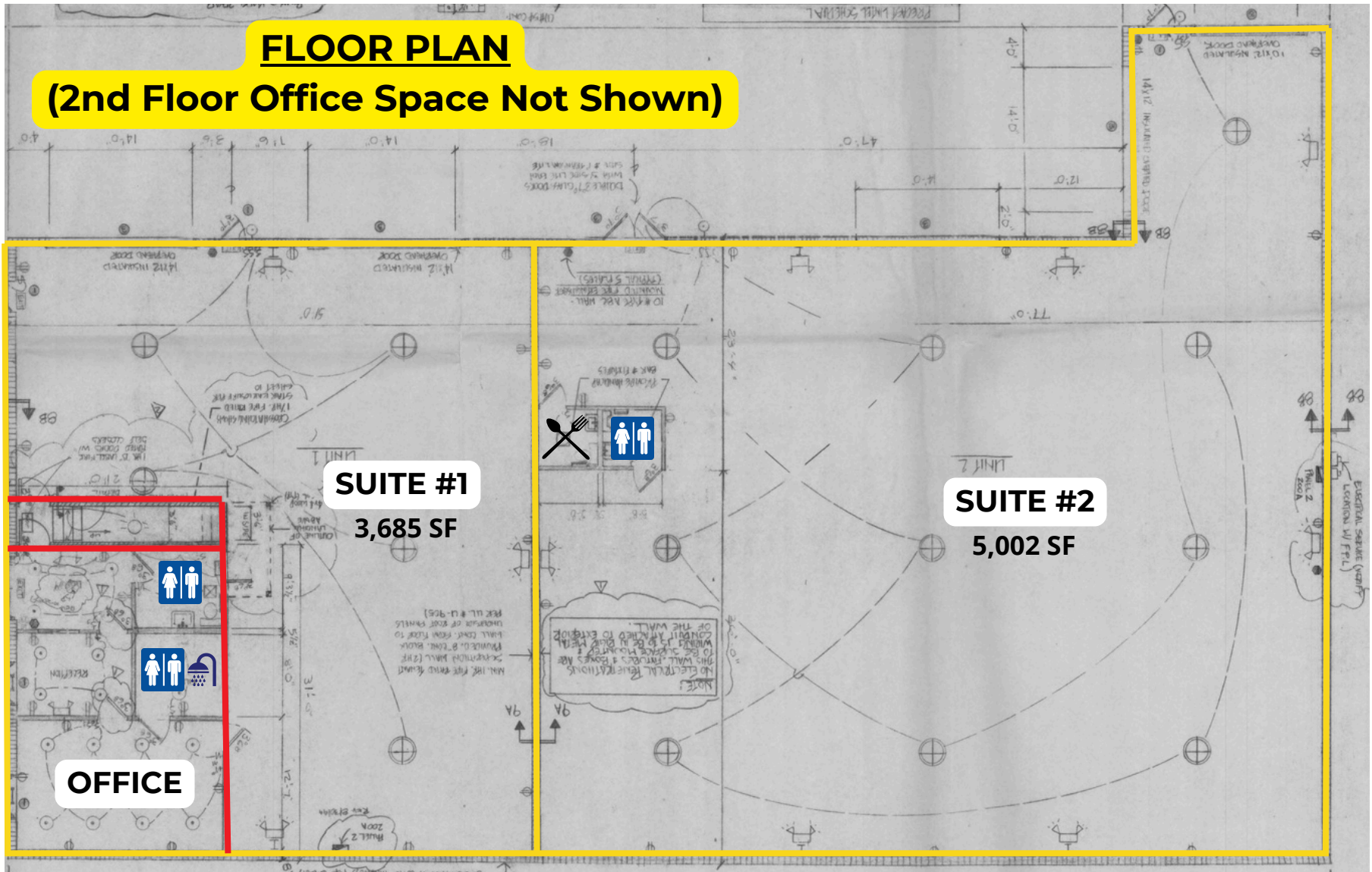
1 - 14' x 12' insulated OH door  
 1 - 10' x 12' insulated OH door  
 1 Restroom  
 Kitchenette  
 Access to Loading Dock



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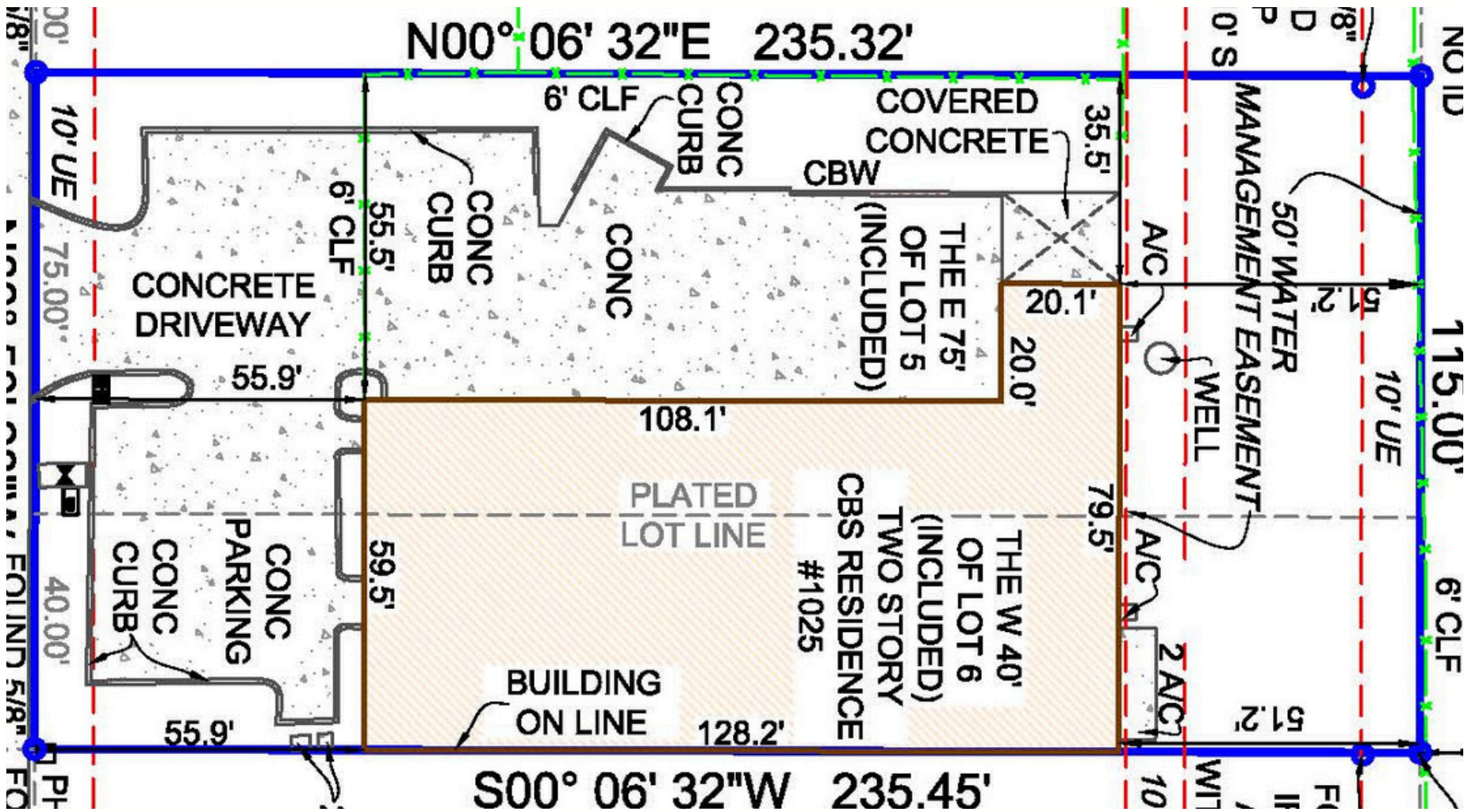


## SITE PLAN:

click here!



Google Maps





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# COLLIER CENTER WAY

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## Veterans Memorial Blvd.

Phase 1 completed June 2023

Phase 2 is in design & storm water management review.

Final completion will allow easy access to and from Livingston Rd North bound or South bound traffic.

*\*LOCATION AND DELIVERY OF VETERANS MEMORIAL BLVD PHASE 2 HAS NOT YET BEEN DETERMINED.\**



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