

# NORTH NAPLES INDUSTRIAL FLEX BUILDING PRIME INVESTMENT OPPORTUNITY

1880 ELSA STREET, NAPLES, FL 34109

## FOR SALE



**PRICE:** \$1,250,000 (\$387.07 PSF)

**SIZE:** 4,170± SF on 0.46± Acres

**N.O.I:** \$108,000 (Estimated)

**CAP RATE:** 8.64%

**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.

#### CONTACT:

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**DAVE WALLACE, CCIM, SIOR**

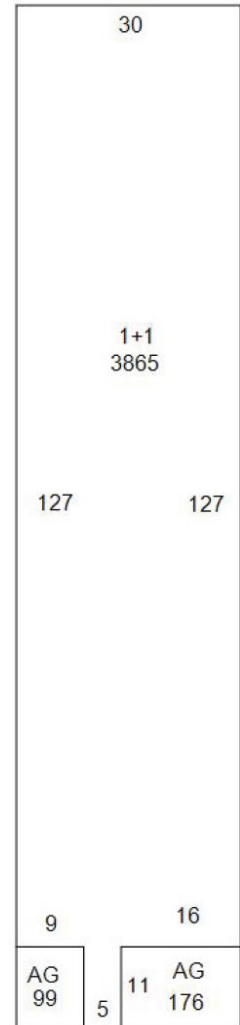
Senior Vice President

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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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