

# BECK BUSINESS PARK

3864 Beck BLVD Naples FL 34114

Industrial - Retail - Flex Space For Sale or Lease



For Rent \$24.00 PSF NNN

For Sale from \$624,950

Sq. Ft. 1,530 to 73,440

Beck Business Park is a new commercial development in Naples, Florida, offering **flex warehouse, retail, and storage spaces**. Located on the corner of Beck Boulevard and Collier Boulevard—just 1/4 mile south of I-75—the park provides high-visibility access in a fast-growing corridor. Units are available for sale or lease, ranging from **1,530 to 73,440 square feet**, ideal for businesses of all types.

Call David Bartley at 239-784-3283 for pricing, availability, and to schedule a tour.

## *Experience Matters*

David R. Bartley, Sr  
Broker/General Partner  
Bartley Realty LLL

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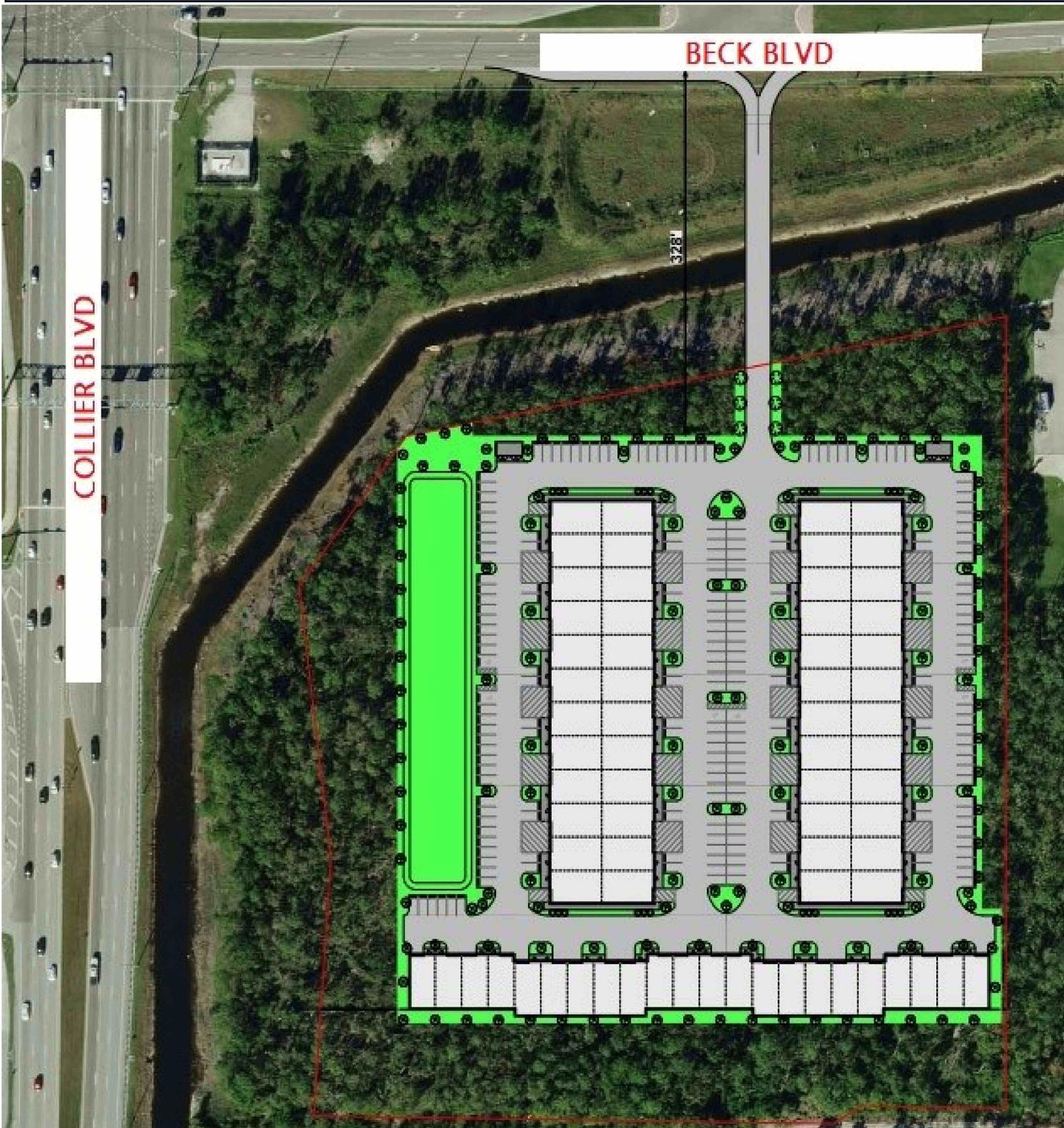
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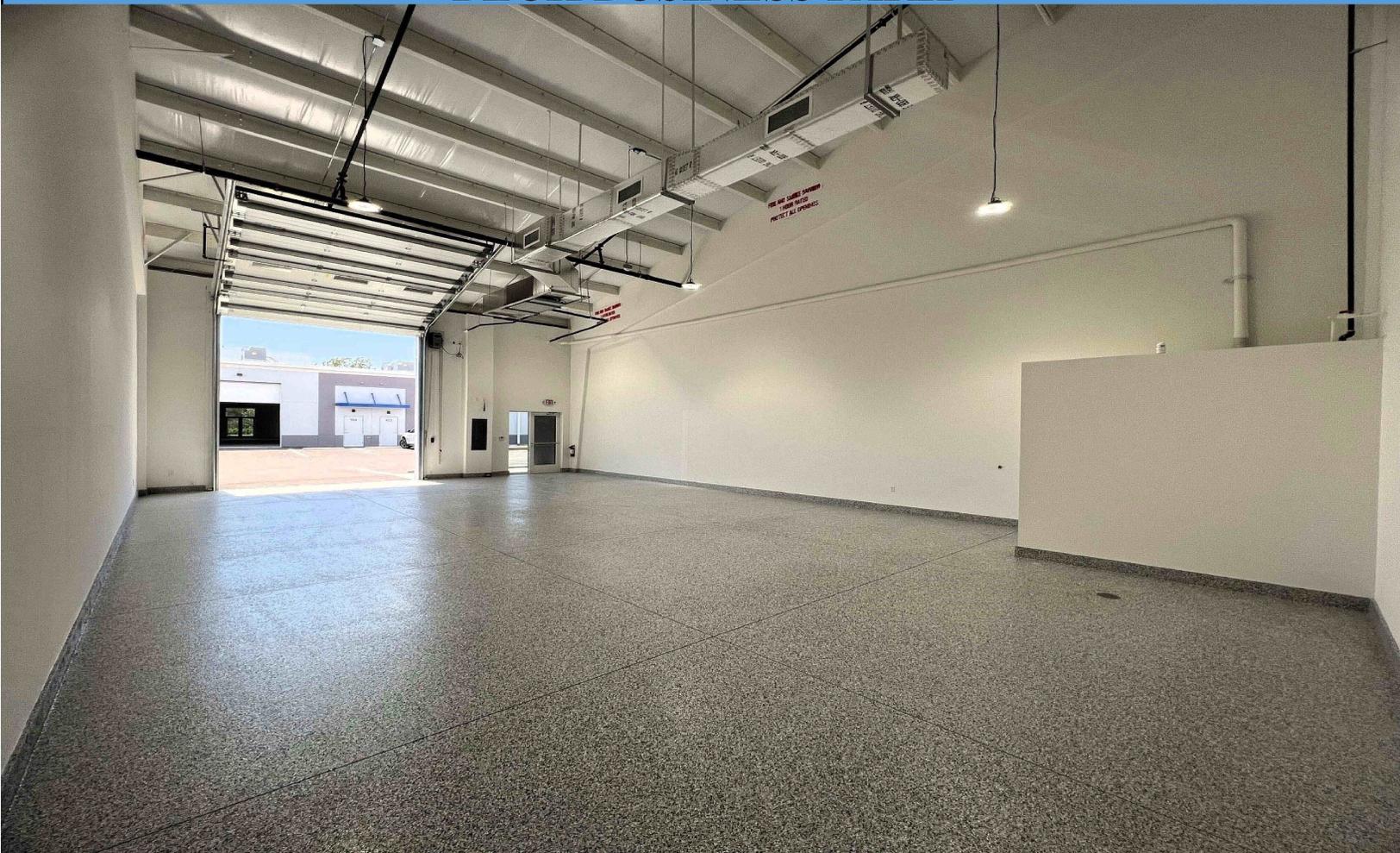
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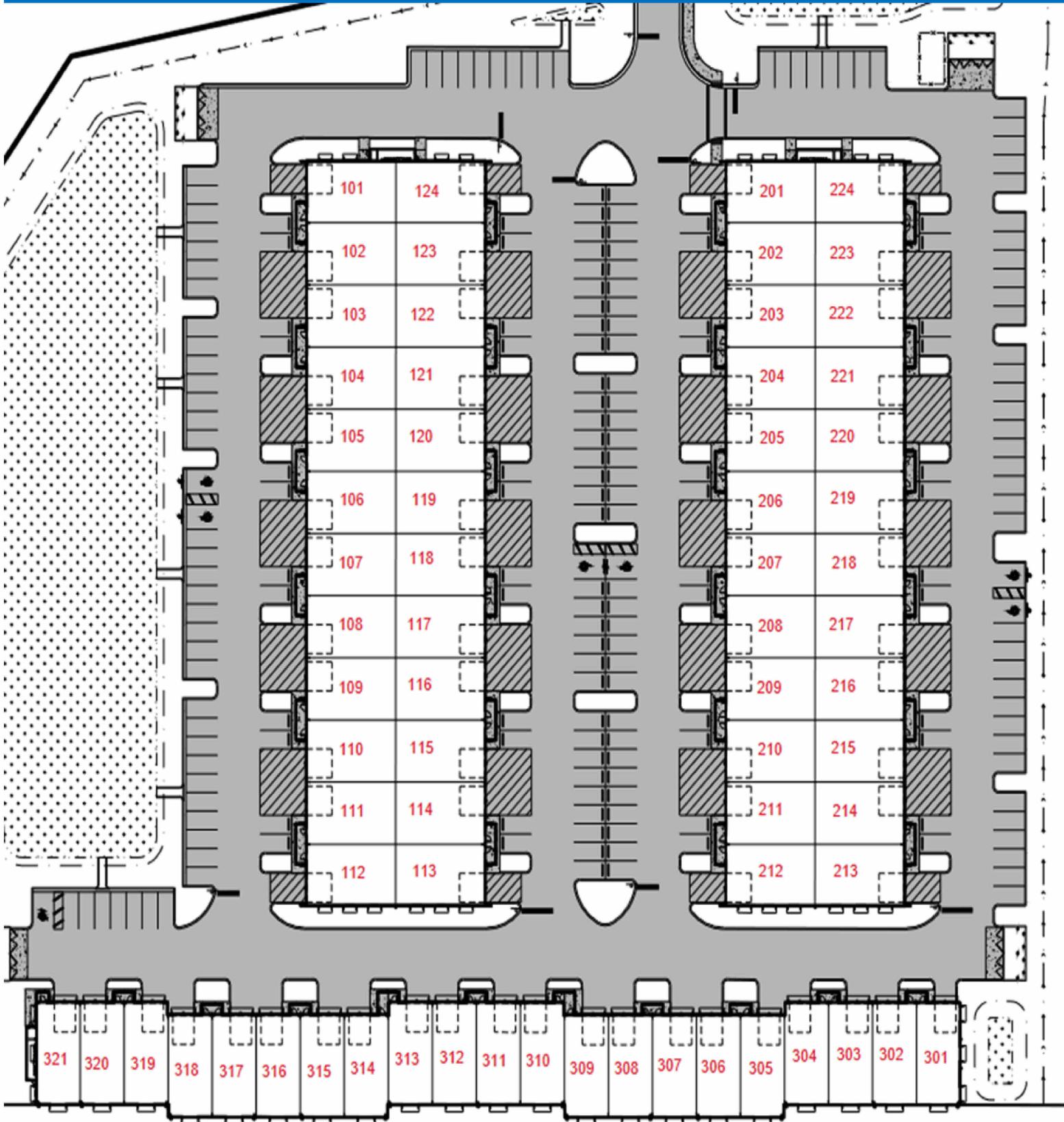
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## Site Plan With Unit Numbers



## BECK BUSINESS PARK PRICING SPREADSHEET 1-31-26

Building	Unit	Size	Lease Rate	Base Rent PY	Base Rent PM	Sale Price	Price PSF
100	101	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	102	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	103	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	104	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	105	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	106	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	107	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	108	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	109	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	110	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	111	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	112	1,530	\$28.00	\$42,840.00	\$3,570.00	\$649,950.00	\$424.80
	113	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	114	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	115	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	116	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	117	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	118	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	119	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	120	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	121	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	122	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	123	1,530	\$24.00	\$36,720.00	\$3,060.00	\$625,000.00	\$408.50
	124	1,530	\$28.00	\$42,840.00	\$3,570.00	<u>\$639,950.00</u>	\$418.27
Sub Total		36,720				\$15,314,350.00	
200	201	1,530					<b>SOLD</b>
	202	1,530				\$624,950.00	\$408.46
	203	1,530					<b>SOLD</b>
	204	1,530					<b>SOLD</b>
	205	1,530				\$624,950.00	\$408.46
	206	1,530				\$624,950.00	\$408.46
	207	1,530					<b>Leased</b>
	208	1,530				\$624,950.00	\$408.46
	209	1,530				\$624,950.00	\$408.46
	210	1,530					<b>SOLD</b>
	211	1,530					<b>SOLD</b>
	212	1,530					<b>SOLD</b>
	213	1,530					<b>SOLD</b>
	214	1,530					<b>SOLD</b>
	215	1,530					<b>SOLD</b>
	216	1,530					<b>Leased</b>
	217	1,530				\$624,950.00	\$408.46
	218	1,530					<b>SOLD</b>
	219	1,530				\$624,950.00	\$408.46
	220	1,530				\$624,950.00	\$408.46
	221	1,530				\$624,950.00	\$408.46
	222	1,530					<b>SOLD</b>

	223	1,530					<b>SOLD</b>
	224	<u>1,530</u>					<b>SOLD</b>
Sub Total		36,720					
300	301	1,250				\$593,750.00	\$475.00
	<b>302</b>	1,250				\$593,750.00	\$475.00
	<b>303</b>	1,250				\$593,750.00	\$475.00
	304	1,250				\$593,750.00	\$475.00
	305	1,250				\$593,750.00	\$475.00
	306	1,250				\$593,750.00	\$475.00
	307	1,250				\$625,000.00	\$500.00
	<b>308</b>	1,250				\$625,000.00	\$500.00
	<b>309</b>	1,250				\$625,000.00	\$500.00
	<b>310</b>	1,250				\$625,000.00	\$500.00
	<b>311</b>	1,250				\$625,000.00	\$500.00
	<b>312</b>	1,250				\$593,750.00	\$475.00
	<b>313</b>	1,250				\$593,750.00	\$475.00
	314	1,250				\$593,750.00	\$475.00
	315	1,250				\$593,750.00	\$475.00
	316	1,250				\$625,000.00	\$500.00
	317	1,250				\$625,000.00	\$500.00
	<b>318</b>	1,250				\$625,000.00	\$500.00
	<b>319</b>	1,250				\$625,000.00	\$500.00
	320	1,250				\$593,750.00	\$475.00
	321	<u>1,250</u>				<u>\$593,750.00</u>	\$475.00
Sub Total		26,250				\$12,750,000.00	
Totals		99,690					

**Beck Business Park**  
**INDUSTRIAL CONSTRUCTION CRITERIA**  
**Building 100 & 200**  
**February 1, 2026**

**Hurricane Protection:**

Building Rated to 163 MPH wind load.

All windows and doors are impact rated.

**Floors:**

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted fill.

**Walls:**

Demising walls: 6" metal studs, insulated, with 5/8" fire-rated gypsum board to roof deck, primed and painted.

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

**Doors:**

Front door: One (1) 3'-0" x 7' glass door with sidelight. Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane section door 14' x 14'.

**Windows:**

All windows to be Low E Impact glass.

**Fire Protection:**

**Fire Sprinkler**

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at a minimum of 14' above finish floor (AFF).

**Fire Alarm**

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the Developer's contractor for said site and shall be at Owner's sole cost and expense.

**HVAC - (Heating, Ventilation, and Air-Conditioning):**

1. Provide Five (5) Ton air handler split system with fiber board duct.
2. Provide a standard heat/cool thermostat in space.
3. One (1) exhaust fan in toilet area.
4. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

**Electrical Supply:**

**Panels**

225 AMP 208V Three Phase Panel

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

**Outlets**

1. Recessed duplex outlets Four (4) per unit.

**Light Switches**

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

**Bathroom**

1. ADA Bathroom

**Lighting**

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

**Telephone & Cable:**

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

**Ceiling Height:**

Clear heights range from approximately 16' to 30'.

**NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.**



## Owner Frequently Asked Questions & Answers

**Q: What is the deposit schedule and timeline?**

A: 10% initial deposit upon signing the contract package. 10% at dry-in. The balance shall be paid at closing.

**Q: What are the fees?**

A: The Condo Association fees for 2024 are estimated at \$3.50 per square foot per year, not including estimated property taxes and are reevaluated at minimum on an annual basis.

**Q: What is included in the Association fees?**

A: Association fees include, but not limited to: Estimated Property Taxes, Master Building and Liability Insurance, Landscaping, Common Area Electric, Water/Sewer, Irrigation, Trash & Recycling, Fire Alarm and Suppression System, General Common Area Maintenance and Repairs, Property Management, Professional Services, etc.

**Q: Is there a Capital Contribution Fee at closing?**

A: Yes. A one-time Capital Contribution fee equal to one quarter (1/4) of HOA fees will be charged at closing.

**Q: What is the rental policy?**

A: Owners may rent their units on an annual basis. No short term rentals allowed.

**Q: What is the pet policy?**

A: No pets are permitted on site.

**Q: What is the timeline for construction?**

A: Completion Fall 2024.

**Q: What is the signage policy?**

A: Owners or tenants have the right to place signage or lettering on the storefront door only in accordance with the Condo Docs. No other signs are permitted.

**Q: How are the units finished?**

A: Each unit is finished with a concrete floor, one ADA bathroom, a 14' high by 14' wide electric roll up door, one entrance door, fire alarm & suppression system and full air conditioning.

## Beck Business Park 2027 Estimated Budget

Total Square Feet	99,690	Estimated Monthly Budget	
EXPENSES	Budget	\$ PSF	Monthly
Building Insurance	\$106,000.00	\$1.06	\$8,833.33
Flood Insurance	\$12,000.00	\$0.12	\$1,000.00
Gen Liability Insurance	\$10,800.00	\$0.11	\$900.00
Common Area Elec.	\$6,000.00	\$0.06	\$500.00
Irrigation	\$3,000.00	\$0.03	\$250.00
Landscaping	\$20,000.00	\$0.20	\$1,666.67
Preserve Maintenance	\$10,000.00	\$0.10	\$833.33
Cleaning	\$6,000.00	\$0.06	\$500.00
Power Washing	\$0.00	\$0.00	
Professional Fees	\$1,000.00	\$0.01	\$83.33
Licenses, Fees	\$100.00	\$0.00	\$8.33
Management Fees	\$41,400.00	\$0.42	\$3,450.00
Pest Control	\$3,000.00	\$0.03	\$250.00
Repairs & Maint	\$4,500.00	\$0.05	\$375.00
Trash Collection	\$38,400.00	\$0.39	\$3,200.00
Recycling	\$14,400.00	\$0.14	\$1,200.00
Water & Sewer	\$24,000.00	\$0.24	\$2,000.00
Miscellaneous	\$3,000.00	\$0.03	\$250.00
Fire Alarm monitoring	\$3,600.00	\$0.04	\$300.00
Fire Sprinkler/Backflow	\$3,600.00	\$0.04	\$300.00
Online Bookkeeping	\$7,200.00	\$0.07	\$600.00
Office Supplies	\$200.00	\$0.00	\$16.67
Postage	\$200.00	\$0.00	\$16.67
Comcast	\$5,400.00	\$0.05	\$450.00
<b>TOTAL</b>	<b>\$323,800.00</b>	<b>\$3.25</b>	<b>\$26,983.33</b>
<b>PROPERTY TAXES</b>	<b>\$40,000.00</b>	<b>\$0.40</b>	<b>\$3,333.33</b>
<b>General Operating Total</b>	<b>\$363,800.00</b>	<b>\$3.65</b>	
<b>RESERVES</b>			
Paving	\$5,000.00	\$0.05	\$416.67
Painting	\$20,000.00	\$0.20	\$1,666.67
Roof	\$10,000.00	\$0.10	\$833.33
<b>RESERVES TOTAL</b>	<b>\$35,000.00</b>	<b>\$0.35</b>	<b>\$2,916.67</b>
<b>General Operating &amp; Reserves Total</b>	<b>\$398,800.00</b>	<b>\$4.00</b>	
<b>Bldg 300 Additional Exp:</b>			
AC Maint RTUs Bldg 300	\$7,200.00	\$0.27	
AC Reserve RTUs Bldg 300	\$10,500.00	\$0.40	
<b>Total additional Exp Bld 300</b>	<b>\$14,400.00</b>	<b>\$0.67</b>	
Total Price PSF Bld 300		<b>\$4.67</b>	
<b>2027 CAM vs. HOA &amp; CAM Price PSF</b>			
Item	2027	2028	2029
1. CAM Bld 100 & 200	\$4.00		
2. HOA Bld 100 & 200	\$3.65		
3. CAM Bld 300	\$4.67		
2. HOA Bld 300	\$4.27		



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## **Special Developer Financing**

### **I. Program Overview**

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

### **II. Available Programs – Expedited Approval Process - Down payment 20%**

- A. Program 1: Interest Only Commercial Loan
  - a. Interest Rate: 8.0%
  - b. Three-Year Ballon.
  - c. Payment Structure: Interest-only for the first three years
  - d. Benefits: Low monthly payments
  
- B. Program 2: Principal and Interest Commercial Loan
  - a. Interest Rate: 8.0%
  - b. Five-Year Ballon
  - c. Payment based on a twenty-year amortization period.
  - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

**Contact a Bartley Realty LLLP representative for more information, call 239-261-1186**