

LIGHT INDUSTRIAL BUILDING

PRIME CENTRAL NAPLES LOCATION



2221 CORPORATION BOULEVARD
NAPLES FLORIDA

CONTACT

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OFFERING SUMMARY

LIST PRICE: **\$4,000,000**

KEY DETAILS

» LOCATION: **2221 Corporation Boulevard
Naples, FL 34109**

» BUILDING SIZE: **15,255± SF**

» LAND SIZE: **0.60± Acres**

» ZONING: **I - Industrial (Collier County)**
[Click here for zoning uses](#)

» YEAR BUILT: **1984**

» RE TAXES: **\$3,426.68 (2024)**

» PARCEL ID: **254120008**

PROPERTY OVERVIEW

This light industrial building offers a well-balanced combination of office and warehouse space, designed to meet diverse business needs. The ground floor features 2,158± SF of office space and 9,317± SF of warehouse space, while the second floor includes an additional 2,100± SF of office space and 1,680± SF of warehouse space. Constructed with durable block and steel, the property is equipped with 3-phase power, a sprinkler system, a 5± year-old roof, an air-conditioned office, and a non-air-conditioned warehouse, along with 20' clear height, a loading dock, and 18 parking spaces. Its corner lot location provides excellent visibility and accessibility. Its strategic location offers quick access to major thoroughfares, including I-75, Pine Ridge Road, Airport-Pulling Road, and N Tamiami Trail (US-41), providing exceptional connectivity.

FOR MORE INFORMATION, CONTACT:

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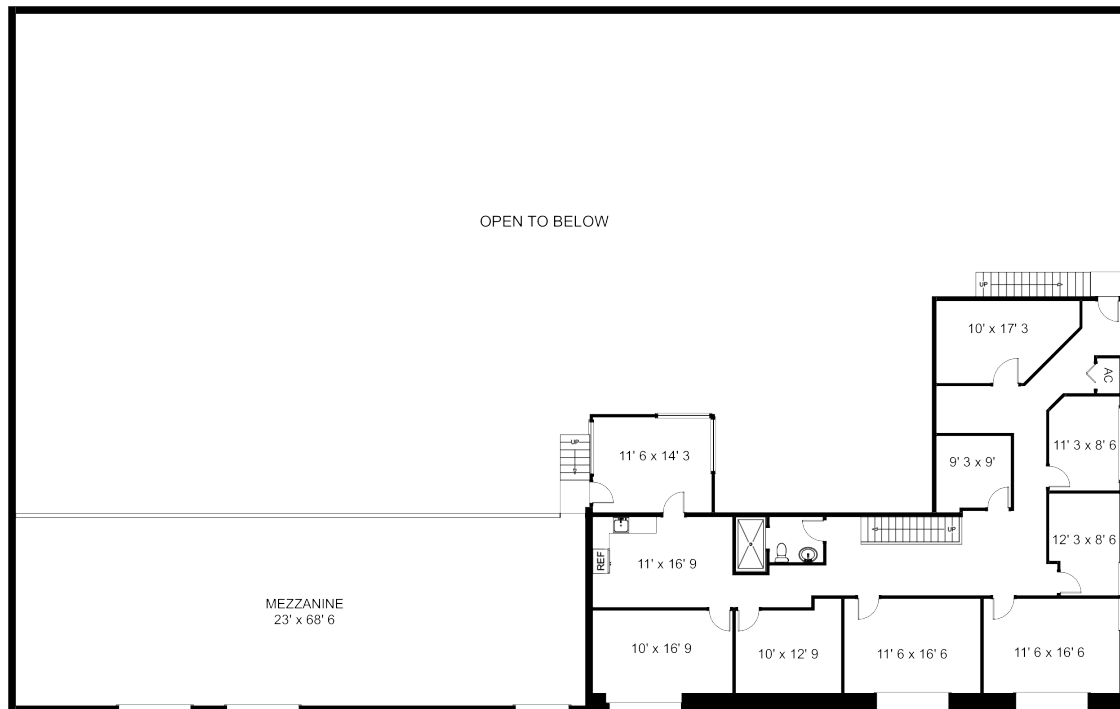




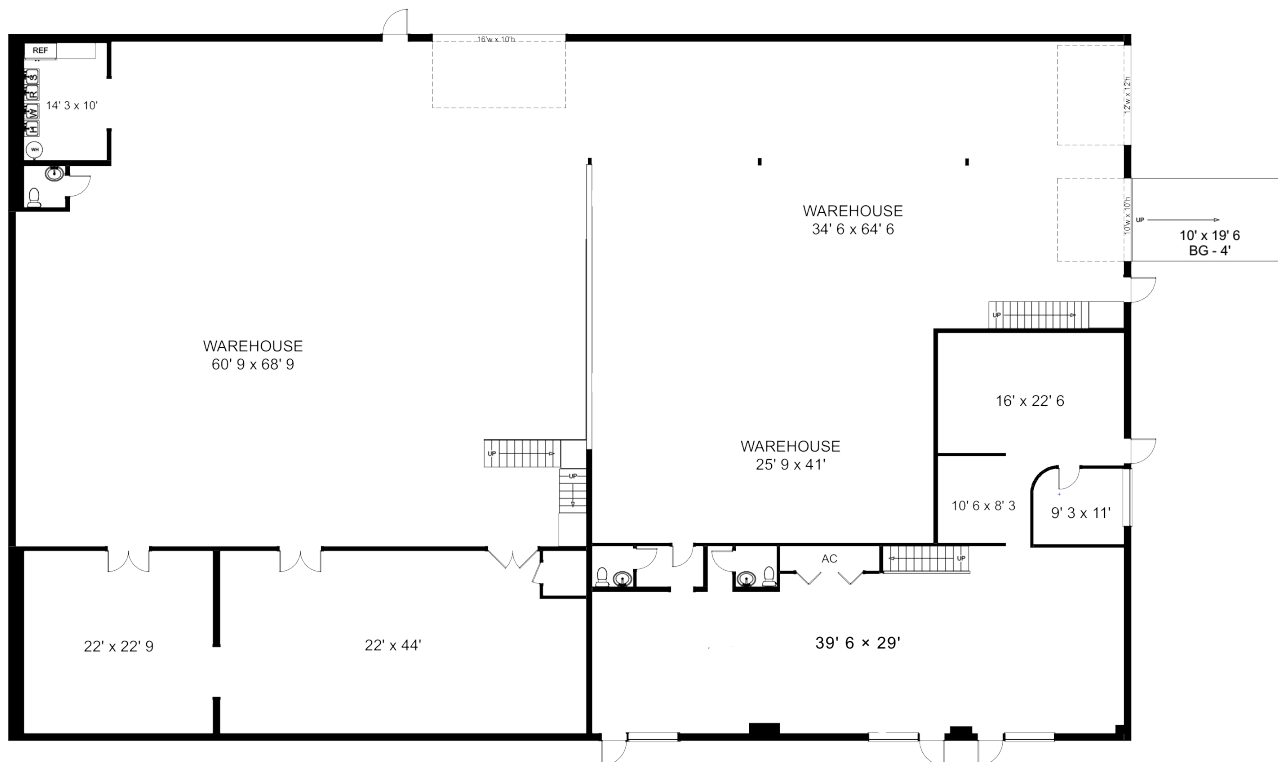


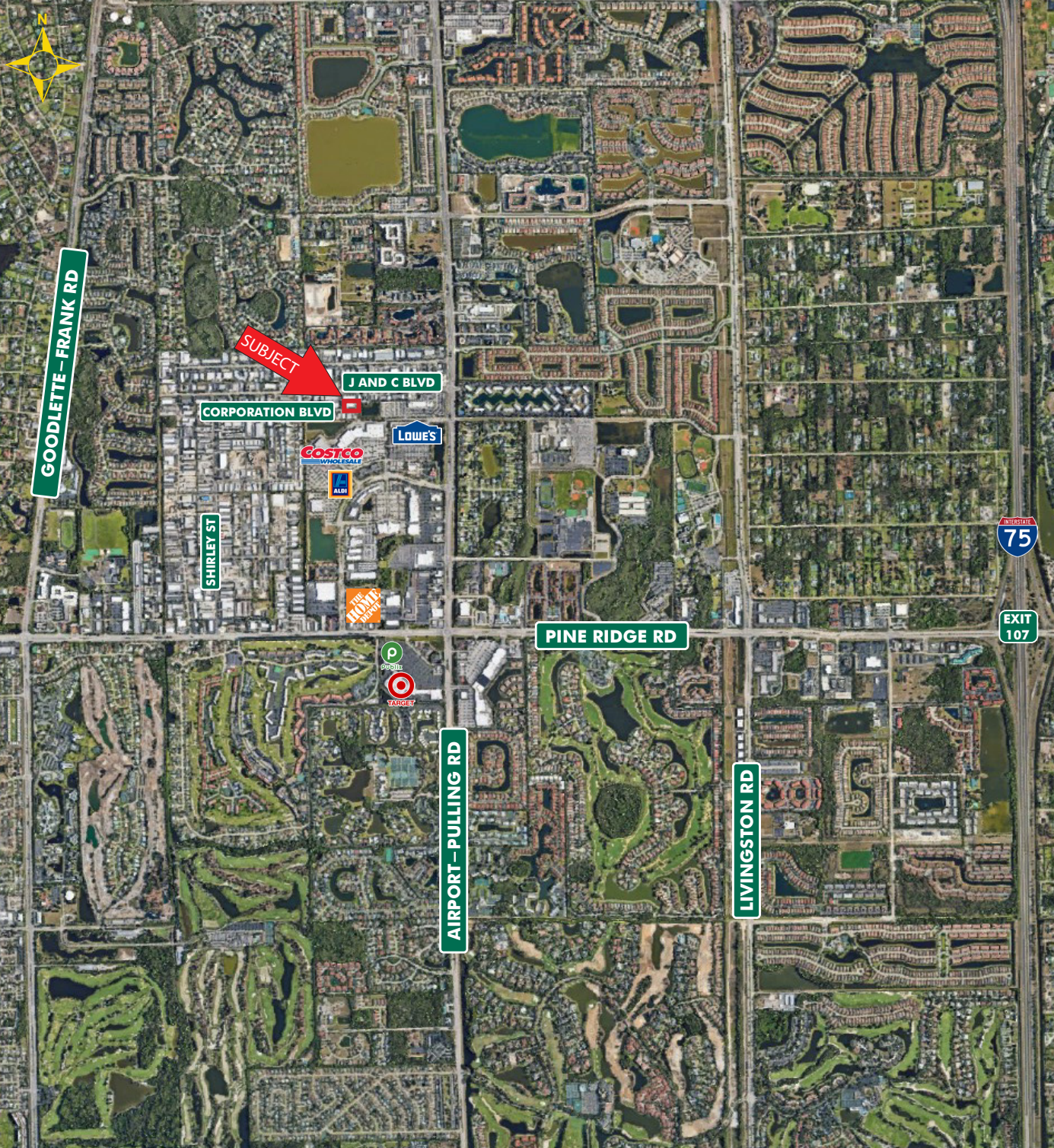


2nd Floor



1st Floor





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09/12/2025