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COMPANIES

OFFERING MEMORANDUM

1085 BUSINESS LANE, SUITE 3

INDUSTRIAL FLEX UNIT WITH INTERIOR OFFICE BUILDOUT - NAPLES, FL

PROPERTY SUMMARY

Property Address: 1085 Business Ln, #3
Naples FL, 34110

County: Collier

Property Type: Flex Unit w/Office Buildout

Property Size: 2,178± Sq. Ft.

Zoning: I (Industrial)

Utilities: County Water and Sewer

Tax Information: \$3,465.94 (2024)

STRAP Number: 25098000068

LIST PRICE:

\$550,000

\$252 PSF

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Land
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Development
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SALES EXECUTIVE



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Research & Sales Associate



Alex Henderson
Sales Associate



Max Molloy
Sales Associate



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



LSI Companies, Inc. is pleased to present 1085 Business Lane, Suite 3, a versatile flex unit located in Naples, FL. This 2,178± Sq. Ft. flex/office space is situated in the North Collier Industrial Center off of Old US-41.

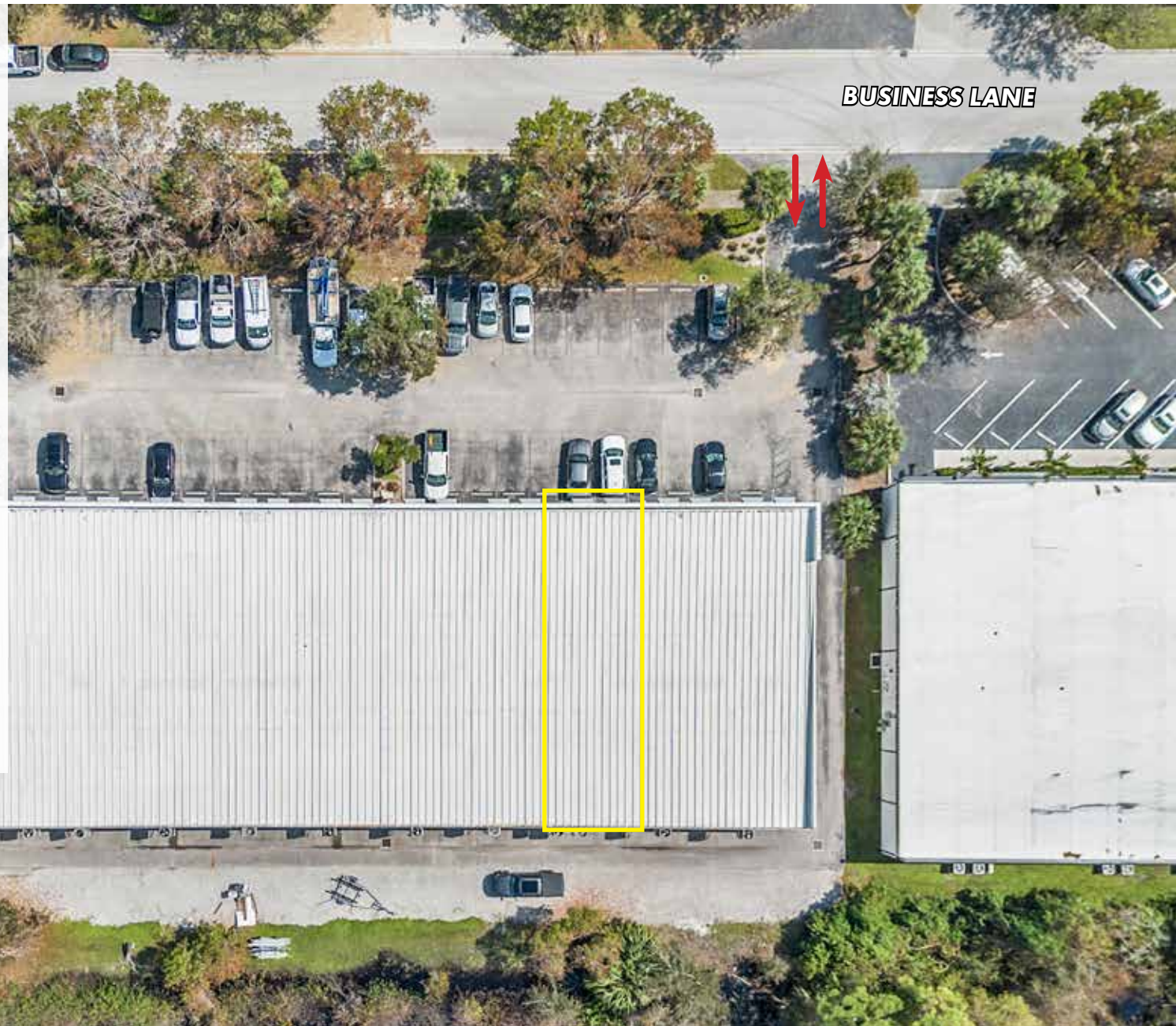
Strategically positioned in North Naples, the property offers convenient access to both Lee and Collier Counties, with close proximity to major thoroughfares US 41 and I-75. Central Naples and South Fort Myers are just 8 miles away, providing excellent connectivity to key areas of Southwest Florida.

This is an excellent opportunity for an end user or investor to secure a location within a highly desirable industrial park.

- 2,178± Sq. Ft. of RBA
- (1) 10' X 12' Roll-Up Door
- (8) Offices
- (1) Conference Room
- (3) Reserved Parking Spaces and a Surplus Of Guest Parking
- Warehouse Space with 18' Ceiling Height and Mezzanine Storage Area
- Close Proximity to Bonita Beach Road, Us 41, And I -75
- Entire Unit Under A/C
- Newly Painted Building with Large Signage Opportunity

ASSOCIATION INFORMATION

- \$1,335/quarterly
- **Condo Fees Include:** Exterior Electric, Water, Landscape, Trash, Management, Insurance and Flood Insurance



BUILDING EXTERIOR



BUILDING INTERIOR



BUILDING INTERIOR



PROPERTY AERIAL



THE RITZ-CARLTON
NAPLES

NAPLES BEACH

TARPON COVE
YACHT & BOAT CLUB

PELICAN ISLE
YACHT CLUB

CVS
pharmacy

CITY

Mercedes-Benz
of Bonita Springs

B

Glenn Construction, LLC

KGT
BUILDERS
RENOVATE • REMODEL

BEST

ExtraSpace
Storage

OLD 41 ROAD

Nikkelsen's
Candy Shop

LP
Leisure
Furniture

SUNSET SPICES
& SPECIALTIES

COLLIER CENTER WAY

SPARK

AC
Electrical
Services
TURNKEY your dream, ALWAYS your decision

BUSINESS LANE

ditto



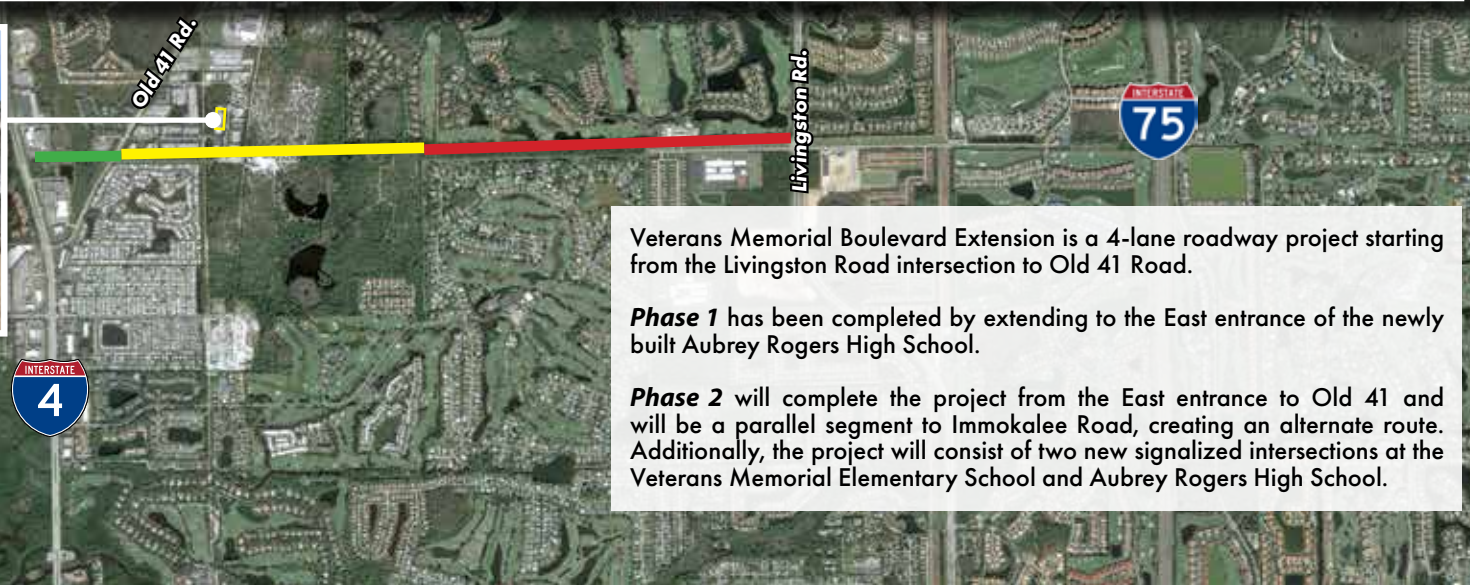
PROPERTY AERIAL



PROPERTY AERIAL



ROAD EXTENSION

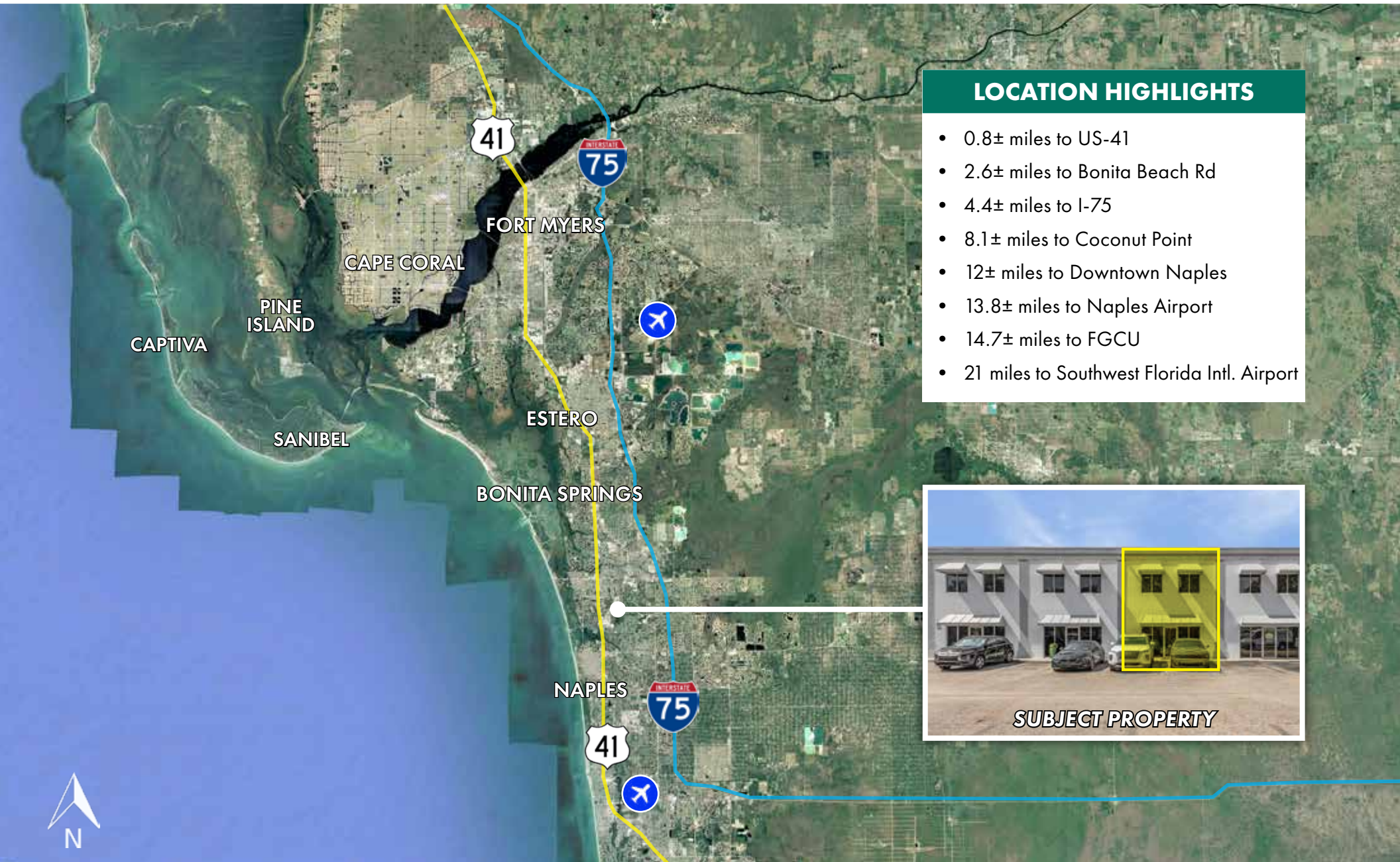


Veterans Memorial Boulevard Extension is a 4-lane roadway project starting from the Livingston Road intersection to Old 41 Road.

Phase 1 has been completed by extending to the East entrance of the newly built Aubrey Rogers High School.

Phase 2 will complete the project from the East entrance to Old 41 and will be a parallel segment to Immokalee Road, creating an alternate route. Additionally, the project will consist of two new signalized intersections at the Veterans Memorial Elementary School and Aubrey Rogers High School.

LOCATION MAP



LOCATION HIGHLIGHTS

- 0.8± miles to US-41
- 2.6± miles to Bonita Beach Rd
- 4.4± miles to I-75
- 8.1± miles to Coconut Point
- 12± miles to Downtown Naples
- 13.8± miles to Naples Airport
- 14.7± miles to FGCU
- 21 miles to Southwest Florida Intl. Airport





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.