

COLLIER PARK OF COMMERCE

INDUSTRIAL FLEX SPACE



FOR LEASE

2900 S HORSESHOE DRIVE, NAPLES, FL 34104



PLEASE DO NOT DISTURB CURRENT TENANTS
 SITE VISITS WITH LISTING AGENT ONLY BY APPOINTMENT

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
100-300	7,434	\$21.75	\$13,474.13	\$6.25	\$3,871.88	\$346.92	\$17,692.92
100	2,401	\$21.75	\$4,351.81	\$6.25	\$1,250.52	\$112.05	\$5,714.38
300	5,033	\$21.75	\$9,122.31	\$6.25	\$2,621.35	\$234.87	\$11,978.54
500-700	10,120	\$21.75	\$18,342.50	\$6.25	\$5,270.83	\$472.27	\$24,085.60
500	5,410	\$21.75	\$9,805.63	\$6.25	\$2,817.71	\$252.47	\$12,875.80
700	4,710	\$21.75	\$8,536.88	\$6.25	\$2,453.13	\$219.80	\$11,209.80

SPACES CAN BE LEASED AS A WHOLE OR DIVIDED INTO UNITS AS SHOWN

LOCATION: Located south of Golden Gate Parkway, just west of Airport Road N

ZONING: BP - Business Park District (City of Naples)

Collier Park of Commerce is located adjacent to the Naples Airport. This property offers tenants a central location, excellent accessibility, and high visibility, with numerous amenities in the immediate area.

The business park is owned and managed by the Adler Group, which maintains an extensive real estate portfolio across the Southeast United States. The Adler Group's professionals possess a deep understanding of the commercial real estate industry and are exceptionally responsive to tenants' needs.

ON-SITE PROPERTY MANAGEMENT

CONTACT

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 dave.wallace@creconsultants.com

DAVID WALLACE
 Senior Associate
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12140 Carissa Commerce Ct, Suite 102
 Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
 Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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2900 S HORSESHOE DRIVE, UNIT 500-700, NAPLES, FL 34104



UNIT HIGHLIGHTS

- 2,946± SF air-conditioned office/showroom
- 7,174± SF warehouse, can be air-conditioned
- Two 10' x 12' overhead doors
- 18' Ceiling height
- Sprinklered
- 4 Restrooms
- Building & monument signage
- Parking in front and rear
- 4 Front entrances & 2 rear entrances



10' x 12'
OVERHEAD DOORS

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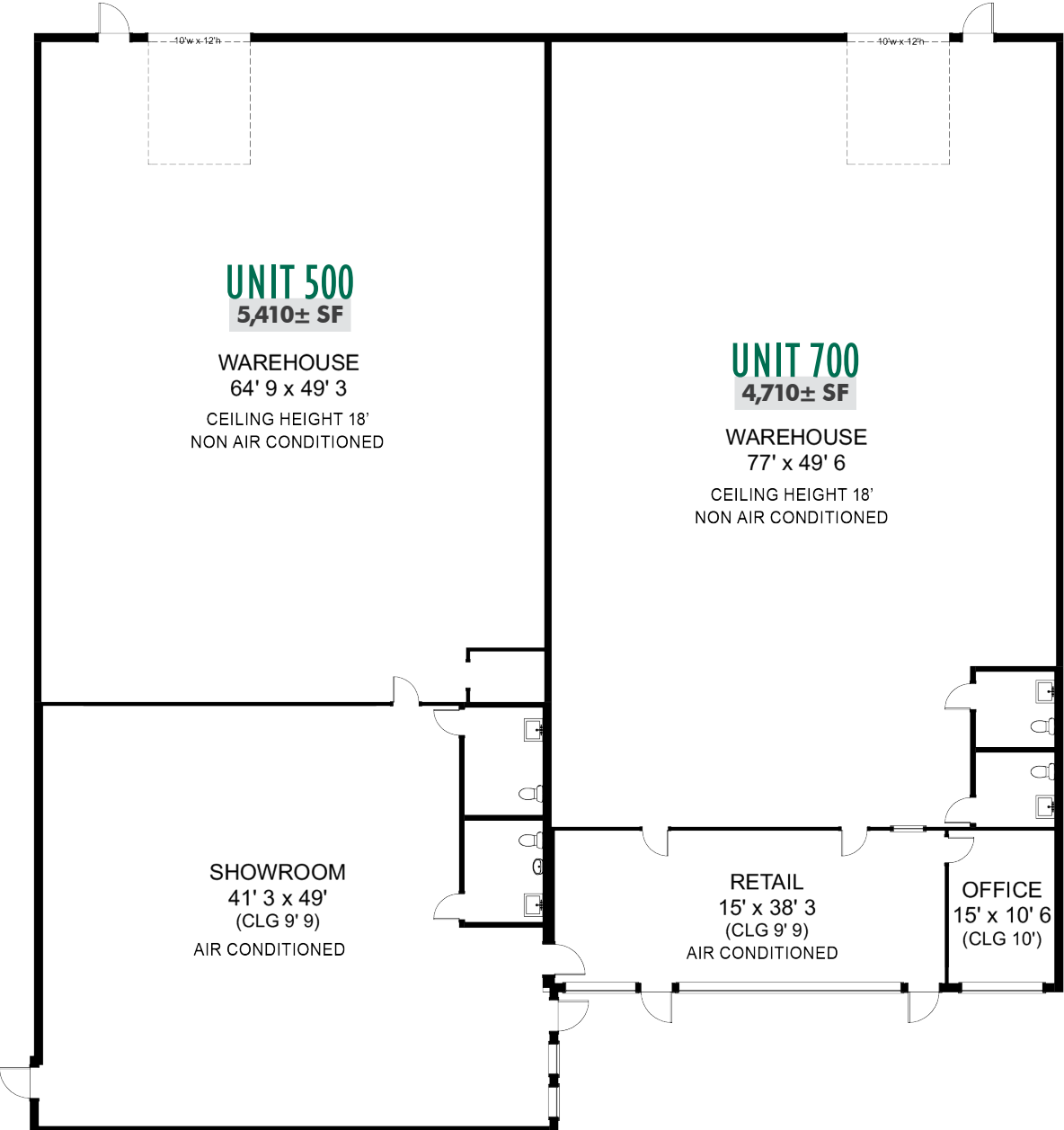
COLLIER PARK OF COMMERCE

INDUSTRIAL FLEX SPACE

FOR LEASE

2900 S HORSESHOE DRIVE, UNIT 500-700, NAPLES, FL 34104

UNIT 500-700
10,120± SF Total
Can be divided as shown



POTENTIAL USES

- Distribution
- Auto Storage
- Personal Storage
- General Flex Space
- Medical Supplies
- Manufacturing
- Logistics Center and Many Others!

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COLLIER PARK OF COMMERCE

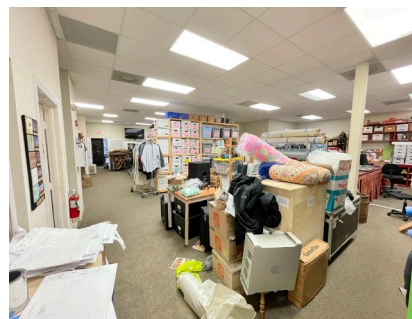
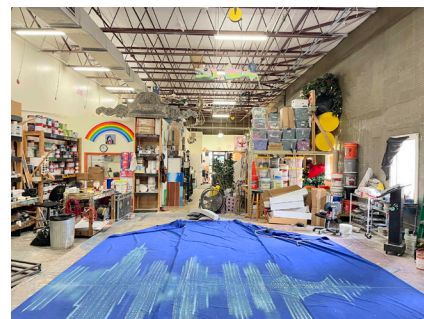
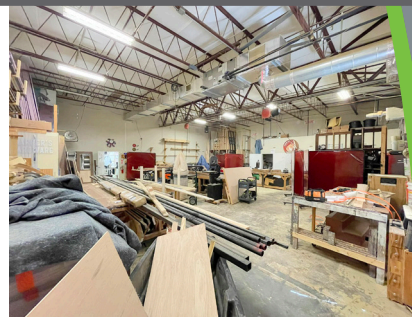
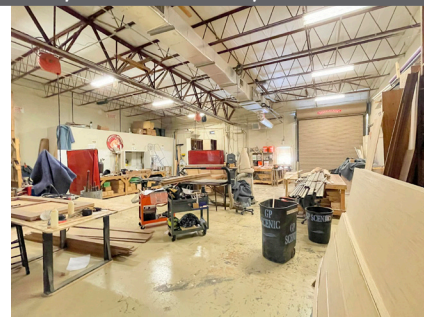
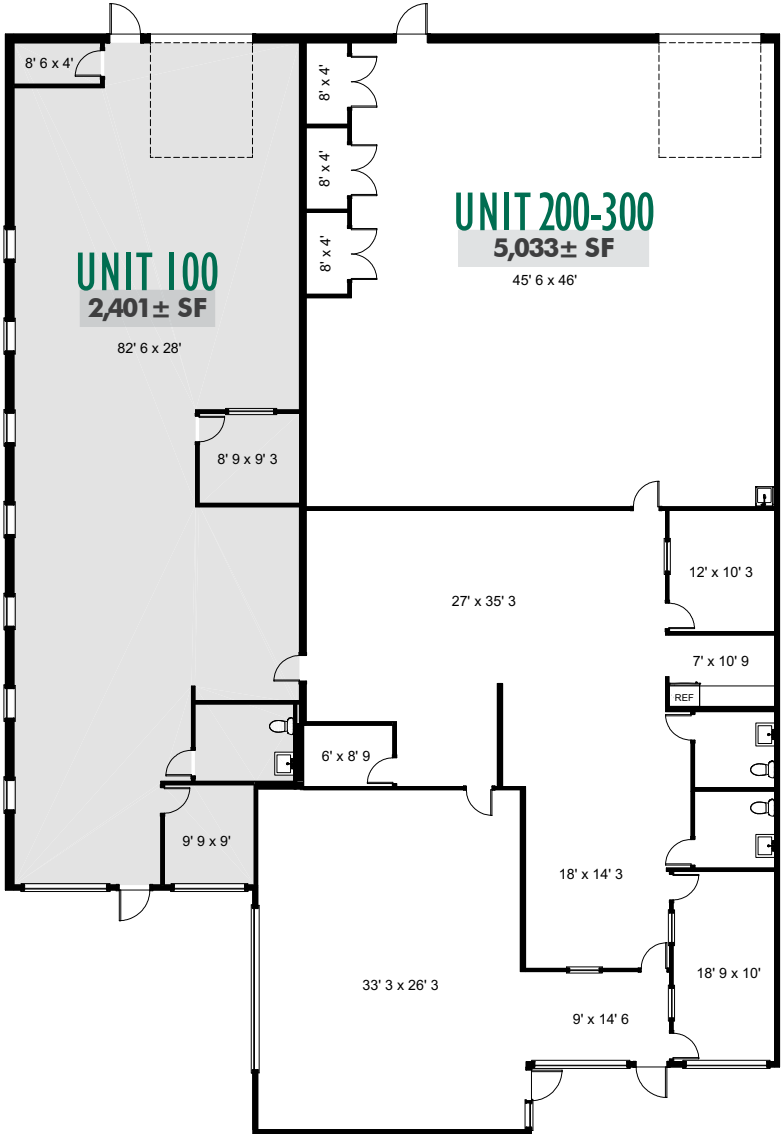
INDUSTRIAL FLEX SPACE

FOR LEASE

2900 S HORSESHOE DRIVE, UNIT 100-300, NAPLES, FL 34104

UNIT 100-300
7,434± SF Total

Can be divided as shown



UNIT HIGHLIGHTS

- Available 2/1/2025
- Fully air-conditioned
- 18' Ceiling height
- Sprinklered
- Two 10' X 12' overhead doors
- Three restrooms
- Building & monument signage
- 3 front entrances and 2 rear entrances
- Reserved Parking in the front and rear of the building

POTENTIAL USES

- General Office
- Storage
- Showroom
- Warehouse

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COLLIER PARK OF COMMERCE

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FOR LEASE

2900 S HORSESHOE DRIVE, NAPLES, FL 34104



- Southwest Florida Workforce Development
- Early Learning Coalition of SWFL
- Calvary Chapel
- Fostering Success
- Project HELP

SUBJECT

SYNERGISTIC COMPANIES IN IMMEDIATE TRADE AREA

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LAST SPACE AVAILABLE!
 Join this thriving business park owned and managed by the Adler Group, where 190,000± SF of office and industrial space is at 100% occupancy—except for this final opportunity! Secure your spot in this highly sought-after location and benefit from the exceptional management and vibrant community that the Adler Group provides.



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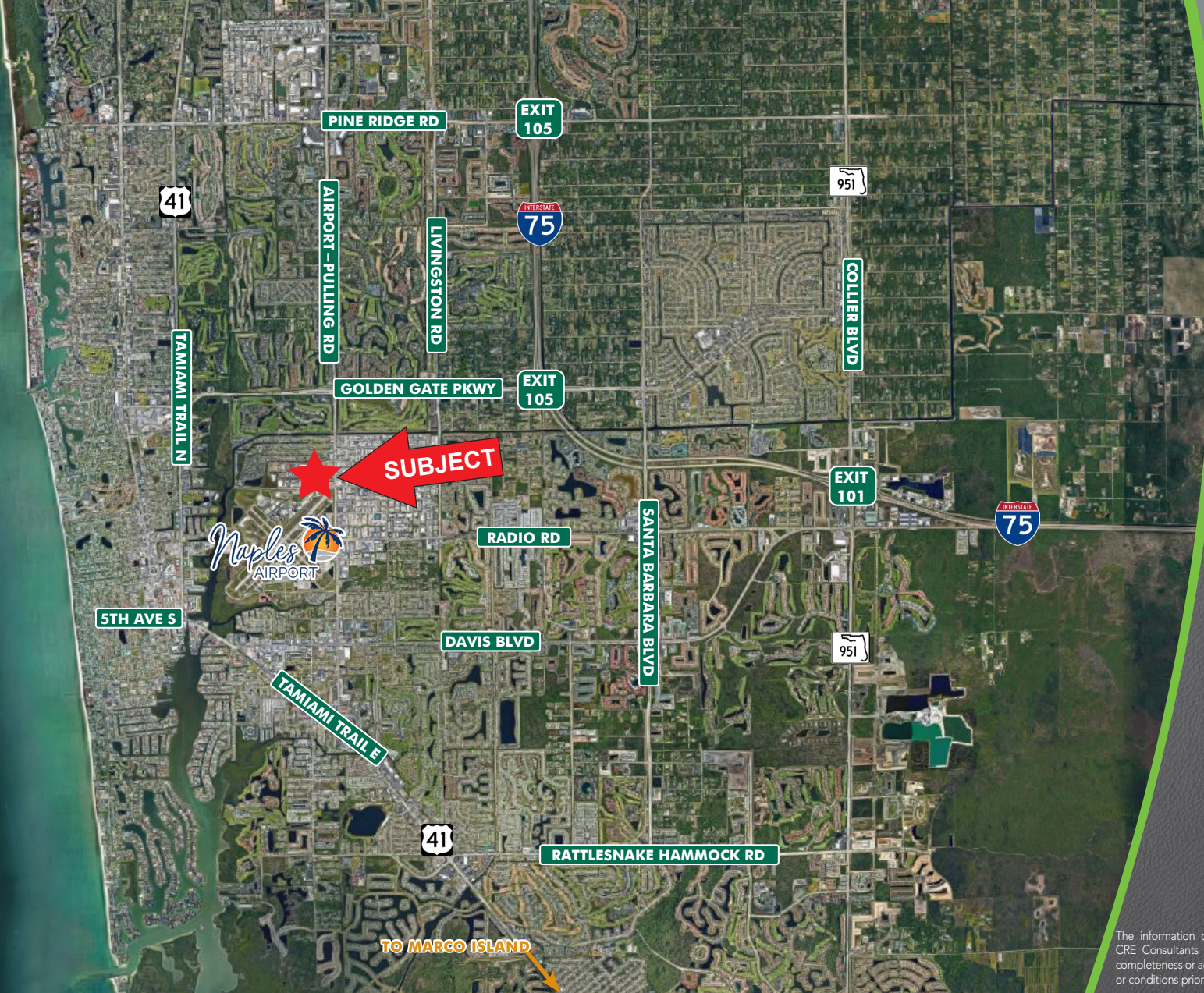
DISTANCES

- US 41
2.6± Miles
- I-75
3.1± Miles
- Downtown/5th Ave S
4± Miles
- Lee County
12± Miles
- Marco Island
18.2± Miles

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