

SOUTH NAPLES INDUSTRIAL PARK INDUSTRIAL/FLEX CONDO

3663 ARNOLD AVENUE, NAPLES, FL 34103

FOR SALE



PRICE: \$910,000 (\$221.41 PSF)

TOTAL SIZE: 4,110± SF (*First & Second Floor*)

ZONING: I - Industrial (*Collier County*)

OH DOORS: 14' x 14' Rear Overhead Door

PARCEL ID: 48630000144

PROPERTY OVERVIEW

This versatile 4,110± SF industrial/flex condo is located in the highly desirable South Naples Industrial Park, offering excellent access to major arterial roads and the Naples Airport area. The property includes 2,113± SF on the first floor plus an additional second-floor component suitable for office, showroom, or light industrial use. A 14' x 14' rear overhead door provides efficient loading and operational functionality. Parking is available in both the front and rear of the building. Zoned Industrial, the property allows contractor services, light manufacturing, warehouse, flex, and related commercial uses.

CONTACT:

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DAVE WALLACE, CCIM, SIOR

Senior Vice President

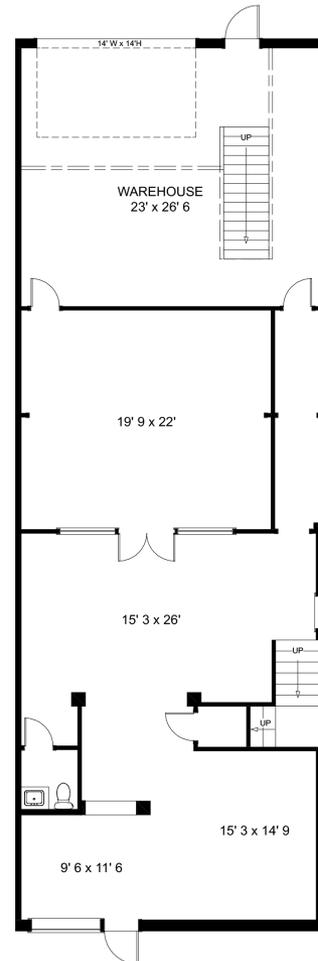
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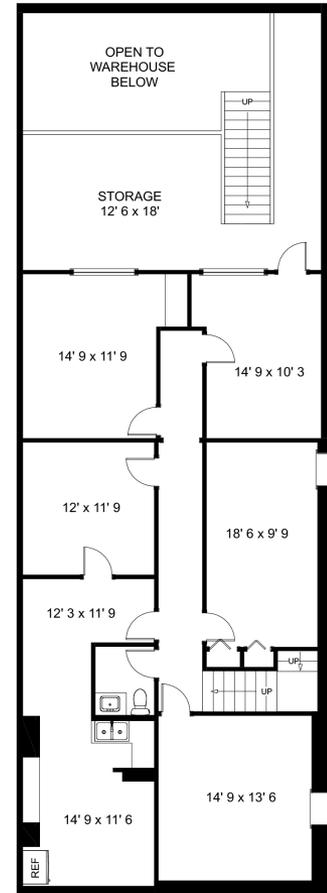
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1st Floor Office Area 1543 sf
Warehouse Area 651 sf



2nd Floor Office Area 1543 sf
Warehouse Storage 373 sf

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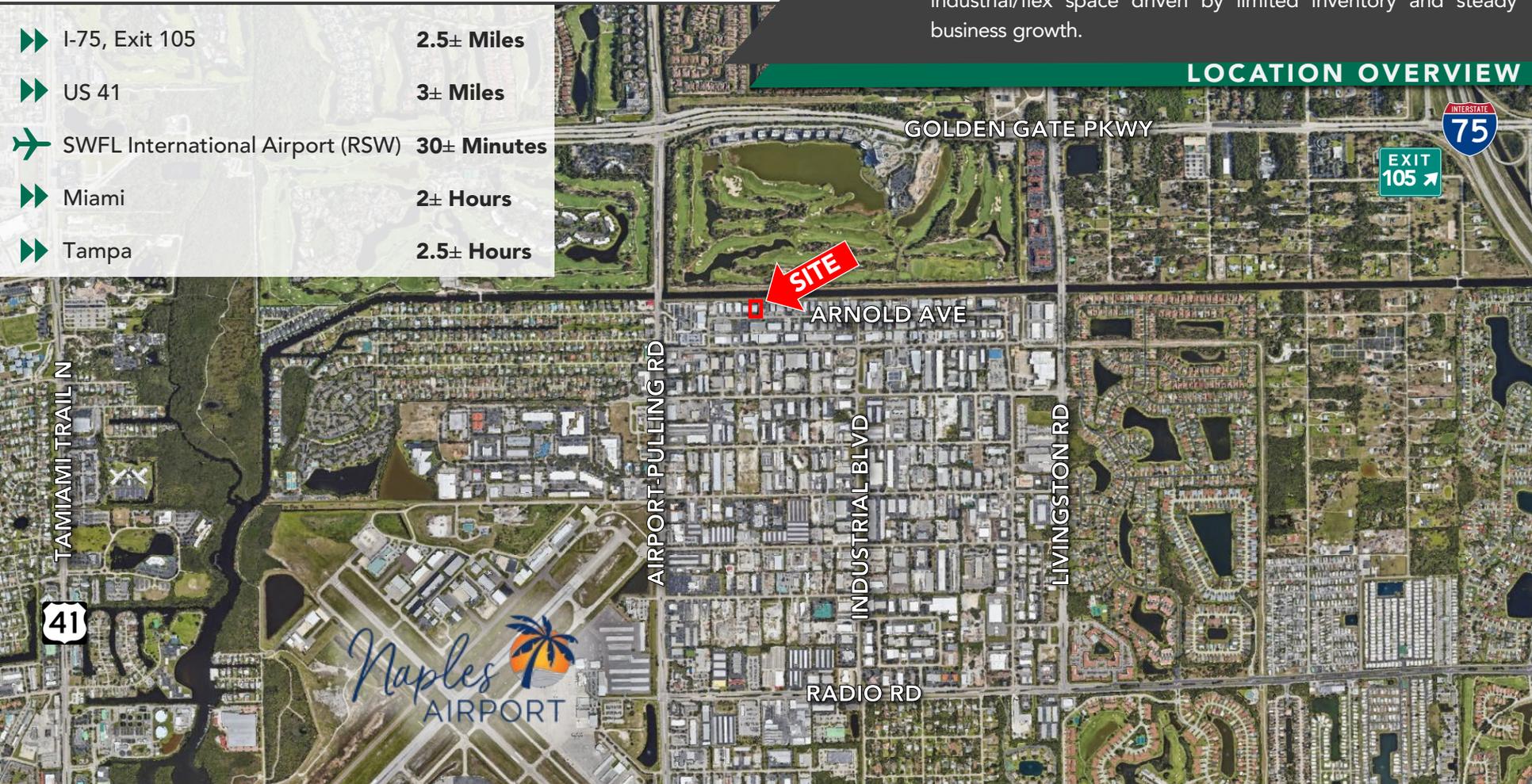
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DISTANCES

▶▶ I-75, Exit 105	2.5± Miles
▶▶ US 41	3± Miles
✈ SWFL International Airport (RSW)	30± Minutes
▶▶ Miami	2± Hours
▶▶ Tampa	2.5± Hours

Located in South Naples Industrial Park, the property offers excellent access to major arterial roads, the Naples Airport area, and surrounding commercial corridors. Its central South Naples location provides convenient connectivity throughout Collier County. The area continues to see strong demand for industrial/flex space driven by limited inventory and steady business growth.

LOCATION OVERVIEW



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