



OWNER-USER
5,000± SQ. FT.

**TENANT
OCCUPIED**
2,100± SQ. FT.

**TENANT
OCCUPIED**
1,500± SQ. FT.

**AVAIL. SIDE
YARD FOR
OWNER USER**
2,800± SQ. FT.

LSI
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OFFERING MEMORANDUM

6245 JANES LANE

OWNER-USER INDUSTRIAL BUILDING WITH DUAL TENANT INCOME OPPORTUNITY

PROPERTY SUMMARY

Property Address: 6245 Janes Lane
Naples FL, 34109

County: Collier

Property Type: Free Standing Industrial
Warehouse

Property Size: 0.5± Acres | 21,780± Sq. Ft.

Building Size: 8,400± Sq. Ft.

Zoning: Industrial

Utilities: All available

Tax Information: \$14,456.30 (2024)

STRAP Number: 00010024104A11

LIST PRICE:
\$3,425,000

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SALES EXECUTIVE



Eric Edwards, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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o: (239) 427-3400 m: (239) 877-3958

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



Located in the sought-after Trade Center Industrial Park of North Naples, this 8,400± Sq. Ft. free-standing industrial warehouse, is perfect for the astute owner-user. Owner will be able to take full advantage of Units A & B, totaling 5,000± Sq. Ft. of versatile warehouse and office space, complemented by an additional side yard ideal for equipment storage. This property accommodates a variety of industrial uses, from fabrication and auto repair to showroom warehouse space, catering to many different business needs. Units C and D are both on multi-year leases, currently below market rates, generating \$70,000 annually in rental income.

With excellent access to both North and Central Naples, this location is an ideal hub for trades and services. The building has been meticulously maintained, including regular roof upkeep, a freshly resealed parking lot, and the exterior of the building has recently been repainted. Additionally, Units B and C have recently had upgraded HVAC systems installed, providing fully cooled warehouse environments.

PROPERTY HIGHLIGHTS



**ADDITIONAL
SIDE YARD FOR
OWNER-USER
2,800± SQ. FT.**

**UNIT A
5,000± SQ. FT.**

**UNIT B
2,100± SQ. FT.**

**UNIT C
1,500± SQ. FT.**

- 8,400± Total Building Sq. Ft.
- (7) total Drive In Doors
 - (6) 12' x 10'
 - (1) 10' x 10'
- Ceiling Height 18'/16'
- 14 Parking Spaces
- Concrete Pylon Signage
- (5) HVAC Units
- Additional Side Yard Available for Owner-User
- FEMA Flood Zone: AH
(1% annual chance of shallow flooding)

BUILDING EXTERIOR



BUILDING INTERIOR



BUILDING INTERIOR



UNIT C - Offices

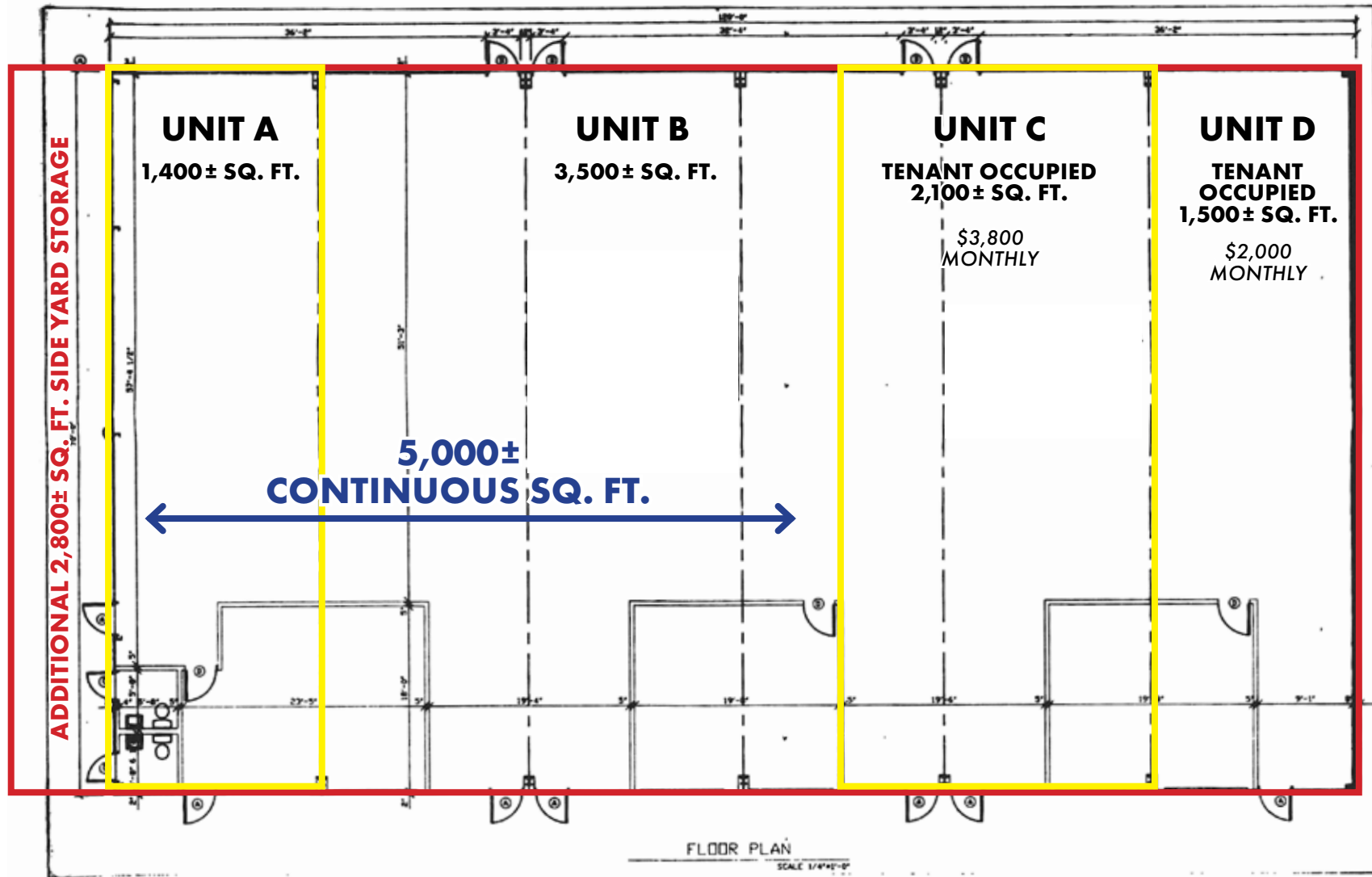


UNIT C

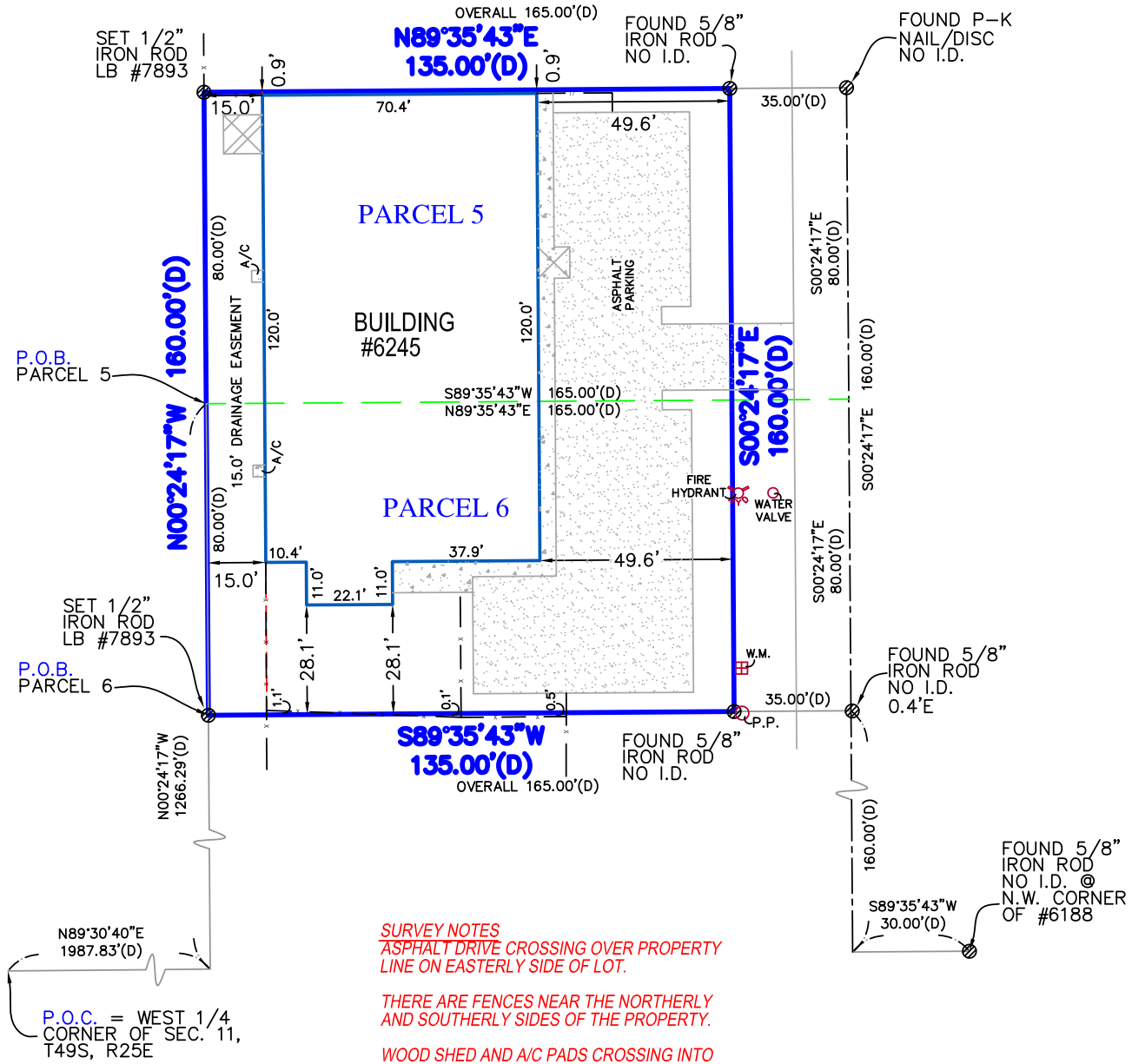


UNIT D

BUILDING FLOOR PLAN



BOUNDARY SURVEY



PROPERTY AERIAL



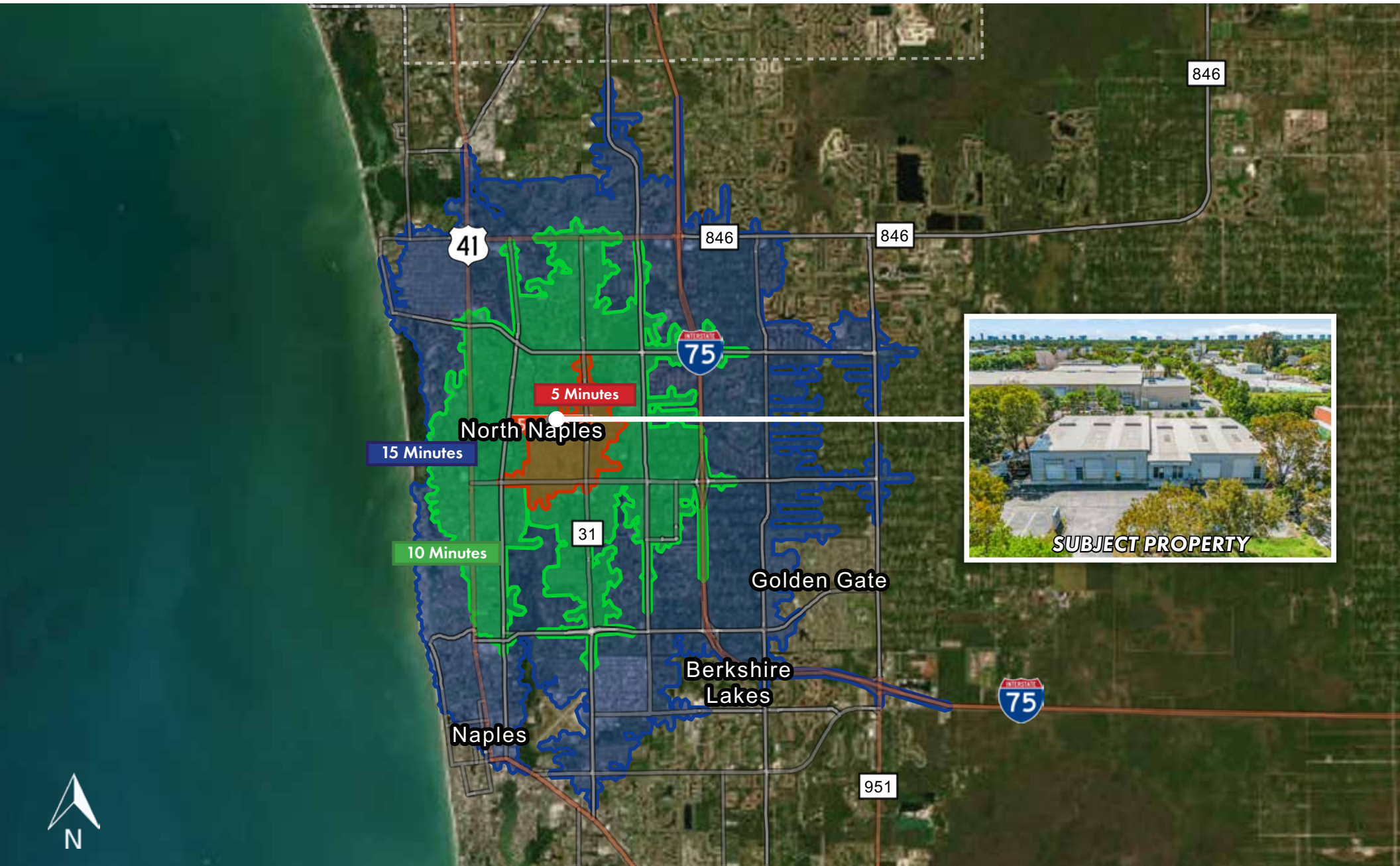
PROPERTY AERIAL



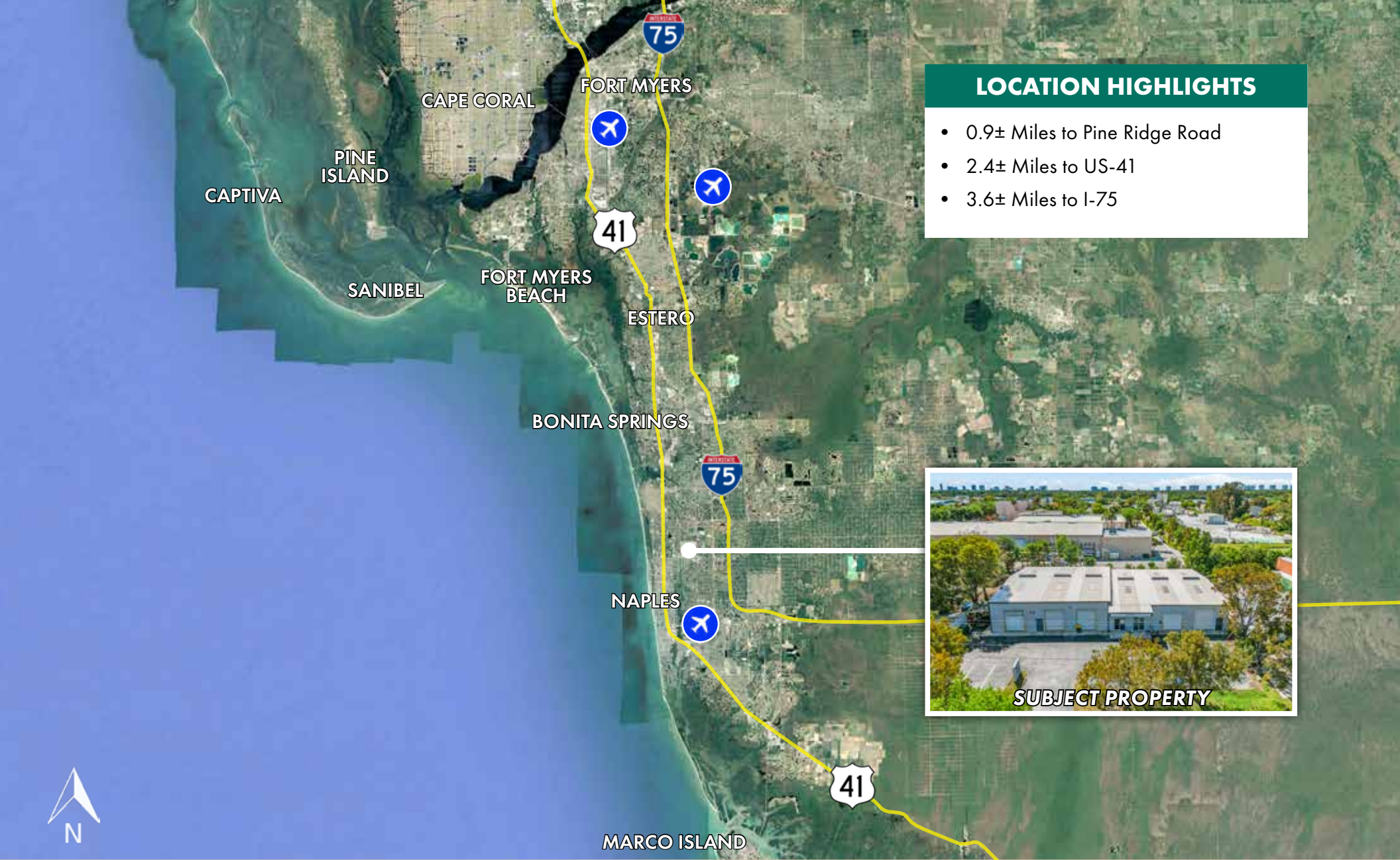
PROPERTY AERIAL



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.9± Miles to Pine Ridge Road
- 2.4± Miles to US-41
- 3.6± Miles to I-75



SUBJECT PROPERTY





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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.