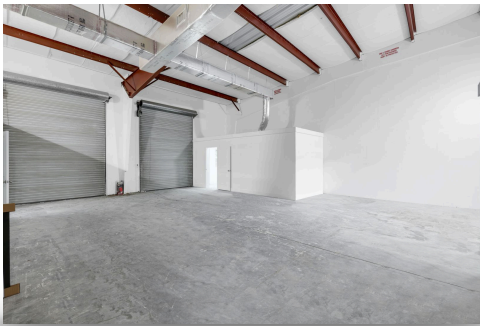


# MARZUCCO

REAL ESTATE



## Dual-Unit Industrial Flex Condo – Naples, FL (Units 3 & 4)

*Units #3 & #4 at 3435 Enterprise Ave in Naples feature a clean, well-maintained exterior with two 14-foot roll-up doors and a standard entry, providing excellent functionality for both business operations and deliveries. The property's professional appearance makes it suitable as a customer-facing showroom/office, while its industrial capacity (high 16' ceilings, large warehouse area) supports a variety of uses. This versatility appeals to owner-users looking for a move-in-ready facility, as well as investors aiming to attract quality tenants in a high-demand location.*

**Property Highlights**

- **Size & Layout:** Combined 1,596 sq ft of contiguous space (two ~800 sq ft units merged) in a one-story flex configuration. The warehouse area boasts 16' clear ceiling height for ample vertical storage and workspace.
- **Loading & Doors:** Dual 14' high roll-up overhead doors at the rear provide easy drive-in access for loading/unloading vehicles or equipment. A front personnel entrance opens to the office/showroom, separating customer traffic from warehouse operations.
- **Interior Build-Out:** Upgraded modern office/reception area with polished tile floors and air-conditioning, creating a clean, professional front-end space. The unit includes two private restrooms and a quality interior finish – fully vacant and move-in ready, requiring no additional build-out.
- **Zoning & Uses:** Zoned Industrial (I) – accommodating a wide range of uses including warehouse, light manufacturing, showroom, or office operations. This flexibility makes it ideal for an owner-operator business or for an investor to lease out to various commercial tenants.
- **Building Amenities:** Part of the Enterprise Design Center industrial condo complex – a professionally managed property with a well-maintained exterior and common areas (landscaping, parking, exterior lighting, etc.). The complex offers ample on-site parking for owners and customers, and features a fire sprinkler system for added safety. All exterior maintenance and insurance are handled by the condo association (covered by HOA fees), ensuring a hassle-free ownership experience.

## Location Advantages

- **Prime Industrial Park:** Situated just off Airport-Pulling Road near Naples Municipal Airport, the property lies in the heart of Naples' Airport Industrial Park, one of the city's most desirable business hubs. The Enterprise Design Center is a known destination for various trades and design businesses, providing synergy and visibility.
- **Excellent Accessibility:** Quick access to major routes – only minutes to I-75 and central corridors of Collier County, and ~10 minutes from Downtown Naples. This central location is ideal for distribution, service providers, and any business needing convenient reach across Southwest Florida.
- **High Visibility & Demand:** Located in an established industrial/commercial cluster with strong traffic from surrounding businesses. The Airport Industrial Park area enjoys low vacancy rates, meaning owner-users benefit from a thriving business environment and investors can expect healthy demand from prospective tenants.

*Inside the unit, the flex space offers a bright, open warehouse with ~16' clear height and two oversized overhead doors – ideal for maneuvering vehicles or large inventory. The front section*

*is built out as a modern air-conditioned office/showroom (with an inviting reception area and polished tile flooring) separated by a door from the warehouse. With two restrooms and quality finishes, an owner can comfortably run an office or showroom up front while utilizing the rear for storage, assembly, or distribution – a layout equally attractive to businesses and rental tenants.*

## Investment Highlights

- **Strong Rental Income Potential:** Market rent is estimated around \$4,000 per month (gross) for the combined space, equating to roughly \$48,000 annual gross income. This provides a solid revenue stream for investors seeking rental income.
- **Projected ROI:** At the \$699,900 asking price, an investor can achieve an approximately 5% cap rate (net yield) after typical expenses – a competitive return for Naples commercial real estate. The flexible dual-unit setup also offers long-term appreciation potential in a supply-constrained industrial market.
- **Low Carrying Costs:** *Condo Association (HOA) fees* are approximately \$4,420 per year per unit (covers exterior maintenance, insurance, reserves) – about \$8,840/year total for both units (2025 budget). Annual property taxes are low, roughly \$1,491 for the combined units in 2024. These operating expenses are relatively modest, helping maximize net income.
- **Net Cash Flow:** After HOA dues and property tax (and minimal insurance/utilities, as the building structure insurance is included in HOA), the net operating income is projected around \$36–38K/year. This means an investor could see roughly \$3,000+ per month in net cash flow from a tenant, making the numbers work favorably.
- **Flexible Exit Strategies:** Owning two legally separate condo units together provides flexibility – maintain as one large unit for premium rent or potentially resell one unit individually in the future if desired. The property's move-in-ready condition and desirable location also enhance its resale value and ease of leasing. There are no known special assessments pending, and the condo association is actively funding reserves, which adds stability for a long-term hold investor.



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