Tollhouse Industrial Suites of Naples

3933 Tollhouse Dr Naples FL 34114

Turnkey Investment: Fully Leased Industrial Flex Building

33,242 Square Feet | NOI $472,320.36 | $9,600,000

Secure a Stable Income Stream with a Prime Industrial Flex Building

Are you seeking a reliable investment opportunity with a strong, long-term tenant? Look no further than Tollhouse Industrial Suites, a fully leased 33,242 square foot twenty-two unit flex space building ideally suited for 1031 exchange

Experience Matters

David R. Bartley, Sr
Broker/General Partner
Bartley Realty LLL

O 239-261-1186
C 239-784-3283
Dave@BartleyRealty.com

5380 Mahogany Ridge Dr,
Naples, FL 34119
www.BartleyRealty.com

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Enhanced Investment Opportunity: Future Value-Add Flex Space in Booming Naples

Introducing a unique investment opportunity in the dynamic Naples FL market: a 33,242 square foot flex-style warehouse with significant value-add potential.

Current State:

- **Fully Leased:** The property is 100% occupied by a single tenant under a secure nine-year lease, providing immediate cash flow and stable income.
- **Strong Income Base:** The current lease generates $472,320.36 in Net Operating Income (NOI) annually, with a 3% annual escalation clause ensuring consistent growth.

Value-Add Potential:

- **Subdivision and Lease-Up:** The property is designed to accommodate 22 individual 1,500 square foot units. By adding division walls and bathrooms, you can significantly increase the property's income potential.
- **Projected Income Boost:** Our analysis indicates that subdividing the property could increase annual income by up to 57%, reaching an estimated $792,000.

Investment Highlights:

- **Sale Price:** $9,600,000 ($288.79 PSF)
- **Improvement Costs:** Estimated at $400,000 for the subdivision and unit upgrades.
- **Total Investment:** $10,000,000
- **Projected Cap Rate:** 7.92% post-improvement
- **Estimated Value at 6% Cap Rate:** $13,200,000, representing a potential 37.5% appreciation.

Why This Investment Stands Out:

- **Strong Market Fundamentals:** Fort Myers's robust economy and growing population create a favorable environment for industrial and flex space.
- **Long-Term Lease:** The existing lease provides a secure foundation for your investment, minimizing vacancy risk.
- **Significant Upside:** The potential for substantial income growth through subdivision and lease-up offers exceptional returns.
- **Experienced Management Team:** Our team has a proven track record in successfully executing value-add projects, ensuring a smooth and profitable investment experience.

Don't miss this opportunity to capitalize on the thriving Naples FL market. Contact us today to learn more about this exciting investment prospect. Call 239-261-1186

Site Plan

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