

INDUSTRIAL - FOR SALE

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1025 Collier Center Way | Naples, FL 34110



This concrete block construction warehouse offers 8,687 SF, boasting ceiling heights up to 27', and a climate-controlled environment. The property can be easily divided into two individual units, creating flexibility for various needs. The Seller is negotiable to leaseback the property at fair market value.

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com
Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com



COLLIER CENTER WAY

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OFFERING SUMMARY

PRICE: \$3,399,000

LOT SIZE: .62 acres

BLDG SIZE: 8,687 SF

YEAR BUILT: 1999

PARKING: 12 Spaces

N. COLLIER INDUSTRIAL PARK ASSOC: \$632/YR

Additional Information:

CB Construction

Climate Controlled Warehouse

Fire Suppression System

Survey Available

276 SF Canopy over loading dock

SUITE 1: 3,685 SF

2 - 14' x 12' insulated OH door 735 SF Ground Floor Offices

735 SF 2nd Floor Office

2,215 SF Warehouse

2 Restrooms - one w/ shower

SUITE 2: 5,002 SF - Warehouse

1 - 14' x 12' insulated OH door

1 - 10' x 12' insulated OH door

1 Restroom

Kitchenette

Access to Loading Dock



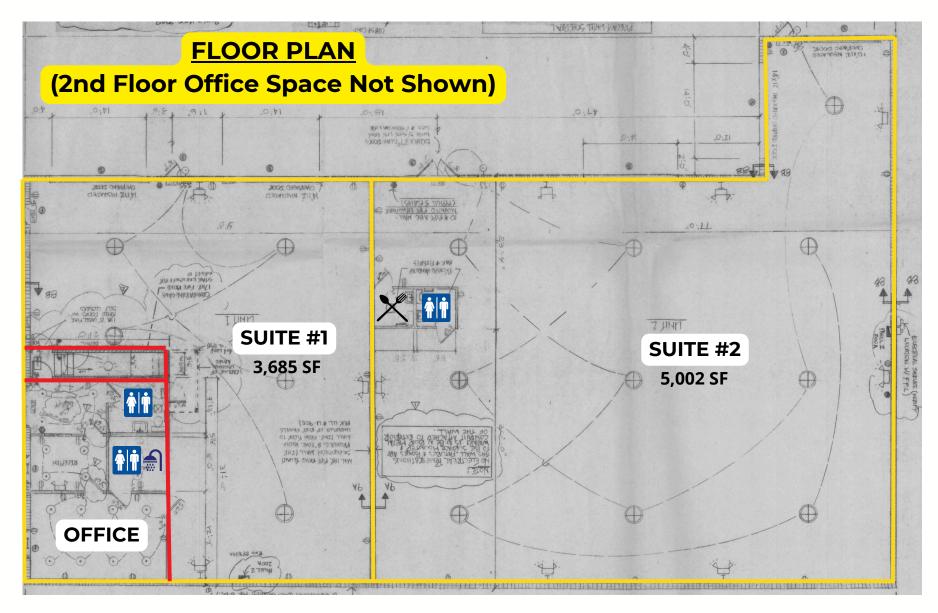
CONTACT **(239)** 777-2020

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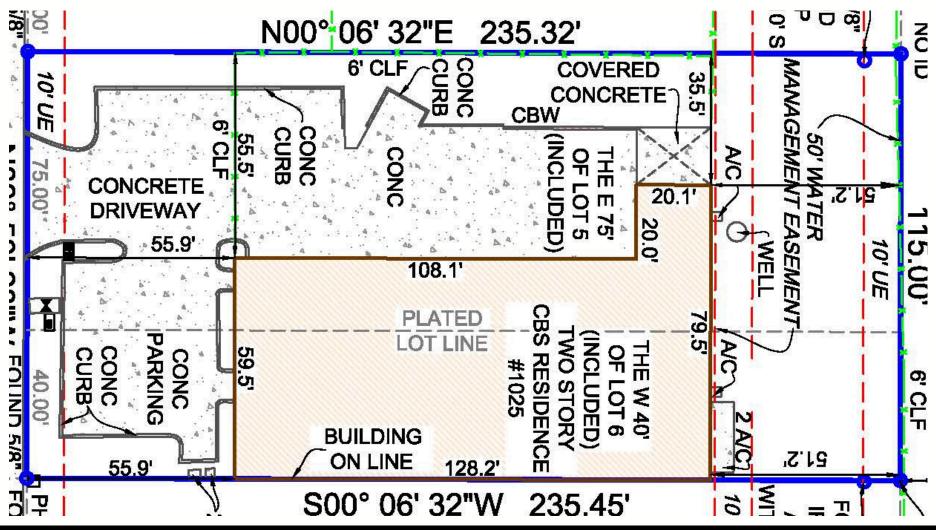




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SITE PLAN:







COLLIER CENTER WAY

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Veterans Memorial Blvd.

Phase 1 completed June 2023

<u>Phase 2</u> is in design & storm water management review.

<u>Final completion</u> will allow easy access to and from Livingston Rd North bound or South bound traffic.

LOCATION AND DELIVERY OF VETERANS MEMORIAL BLVD PHASE 2 HAS NOT YET BEEN DETERMINED.



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