



**Investment
Properties
Corporation**

INDUSTRIAL - **FOR SALE**



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

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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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



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Veterans Memorial Blvd.

Phase 1 completed June 2023

Phase 2 is in design & storm water management review.

Final completion 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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