

COLLIER PARK OF COMMERCE

PROFESSIONAL OFFICE



FOR LEASE

3050 HORSESHOE DRIVE, NAPLES, FL 34104



ON-SITE PROPERTY MANAGEMENT

CONTACT

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12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

BLDG	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY SALES TAX	MONTHLY TOTAL
A	105	3,409	\$19.00	\$5,397.58	\$7.95	\$2,258.46	\$153.12	\$7,809.17
B	218	2,500	\$19.00	\$3,958.33	\$7.40	\$1,541.67	\$110.00	\$5,610.00

LEASE RATE: \$19.00 PSF NNN

LOCATION: Located just north of Radio Road, adjacent to the Naples Municipal Airport. This property provides tenants with a central location, excellent accessibility and good visibility, with many amenities in the immediate area.

ZONING: BP - Business Park District (Collier County)

Collier Park of Commerce is owned and managed by the Adler Group, which owns and manages an extensive real estate portfolio of properties in the Southeast United States. Adler Group professionals possess a deep understanding of the CRE industry and are extremely responsive to their tenants' needs.

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 01/06/25

COLLIER PARK OF COMMERCE

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FOR LEASE

3050 HORSESHOE DRIVE, NAPLES, FL 34104
 BUILDING 3050-A

UNIT 105

3,409± SF



UNIT 105



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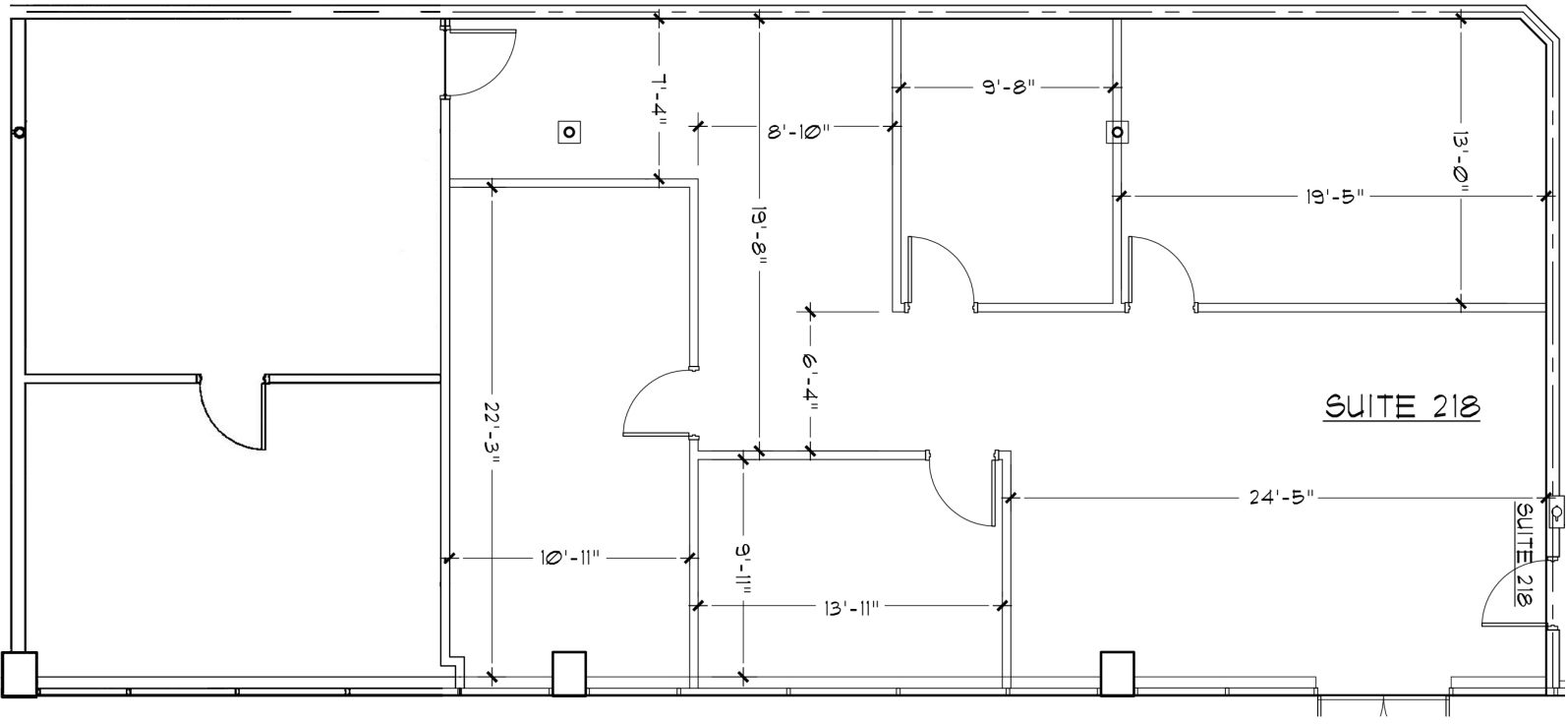
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FOR LEASE

3050 HORSESHOE DRIVE, NAPLES, FL 34104
BUILDING 3050-B

UNIT 218
2,500± SF



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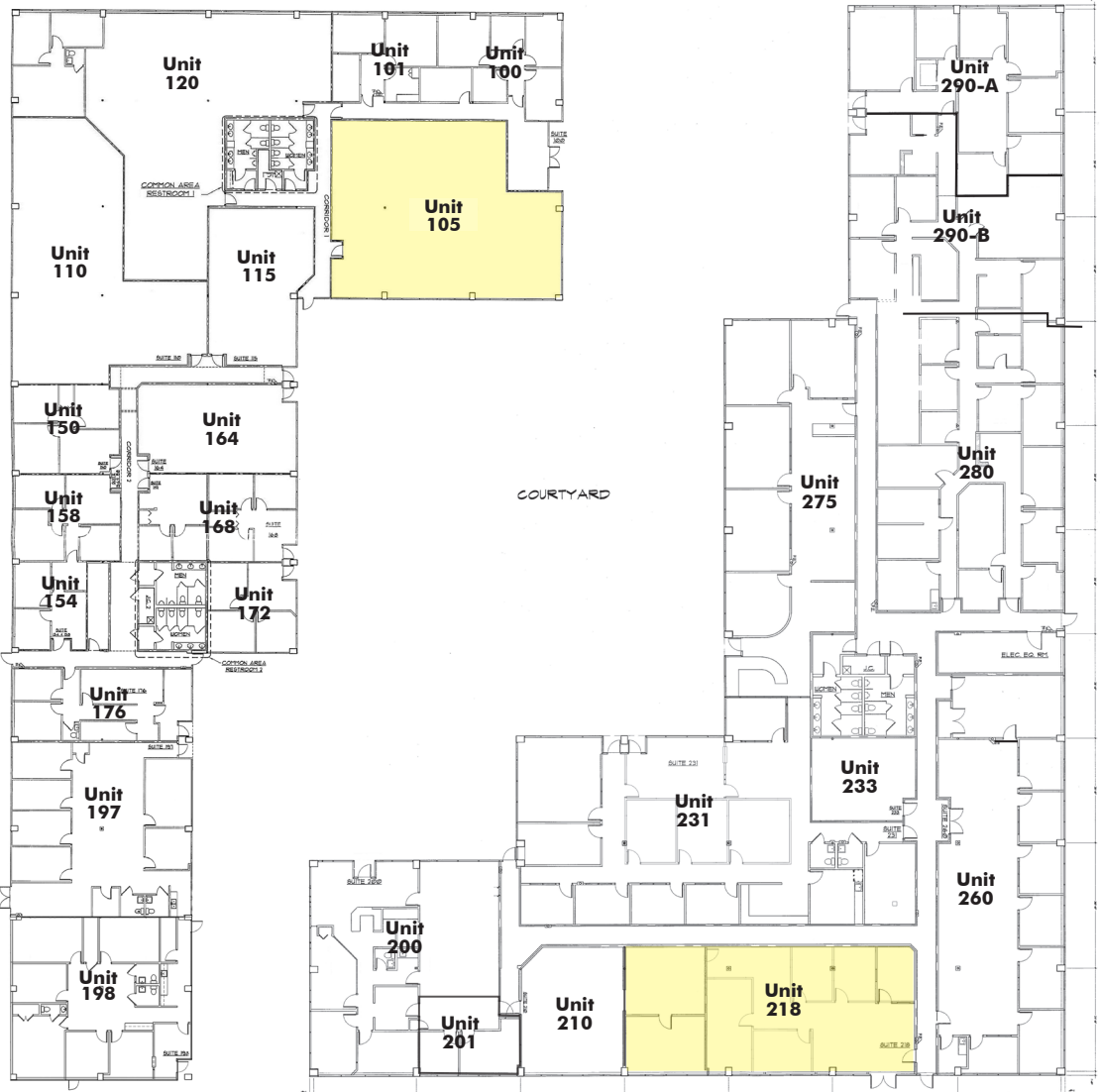
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3050 HORSESHOE DRIVE, NAPLES, FL 34104

BUILDING 3050-A



BUILDING 3050-B

AVAILABLE



HIGHLIGHTS

- Ample parking
- On-site property management
- Natural light and courtyard views
- Common restrooms in close proximity

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SYNERGISTIC COMPANIES IN IMMEDIATE TRADE AREA

COLLIER PARK OF COMMERCE
 Join this thriving business park owned and managed by the Adler Group, where 190,000± SF of office and industrial space is nearly fully occupied. Secure your spot in this highly sought-after location and benefit from the exceptional management and vibrant community that the Adler Group provides.



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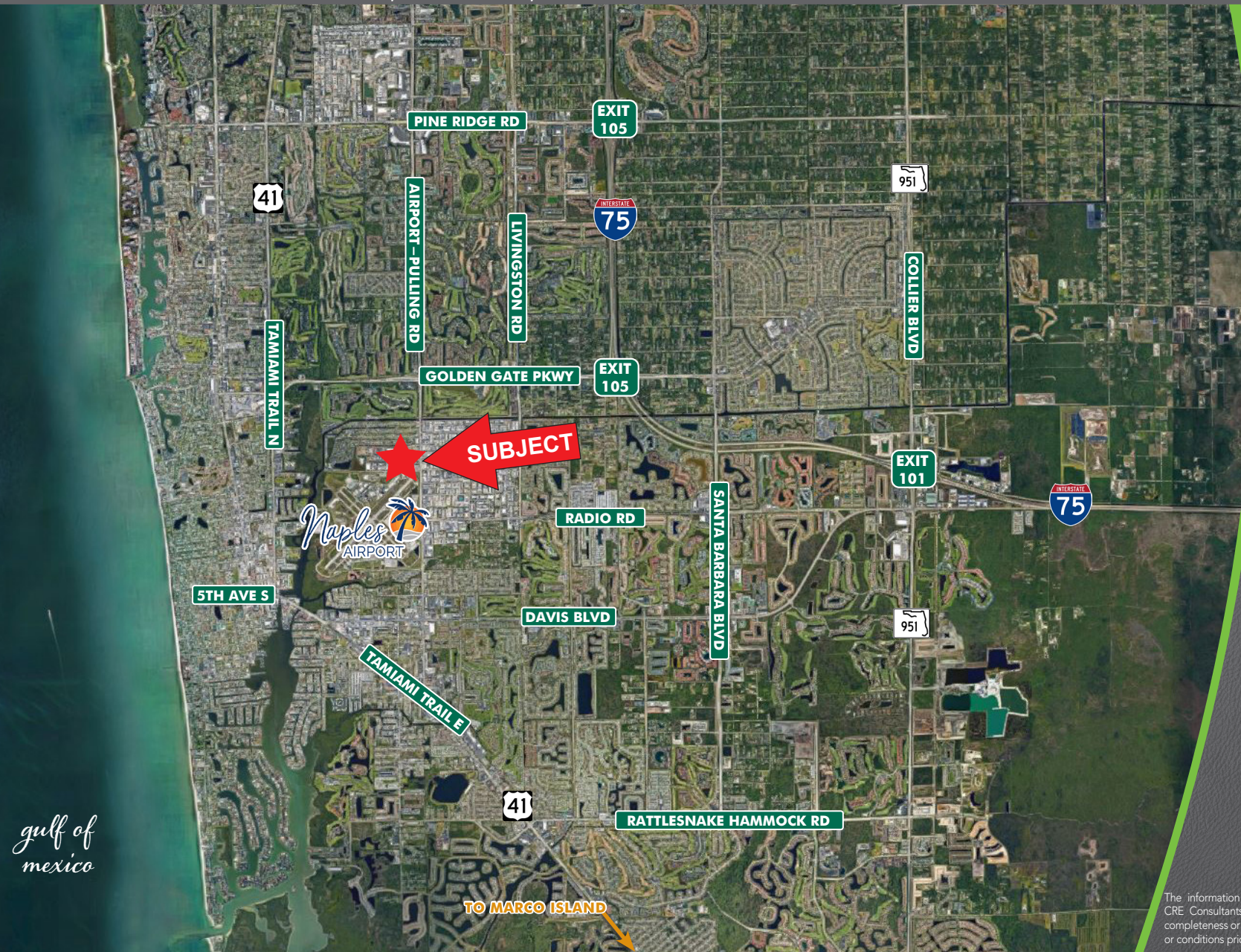
DISTANCES

- US 41
2.6± Miles
- I-75
3.1± Miles
- Lee County
12± Miles
- Marco Island
18.2± Miles

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