

WAREHOUSE/OFFICE BUILDING



3927 Exchange Ave

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Naples FL 34104

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SL653823



THE SPACE

Location	3927 Exchange Ave Naples, FL 34104
County	Collier
Building Size	7,200 SF
Lease Rate	\$23.35 PSF (Yearly)
CAM (2025)	\$3.64 PSF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,441	55,690	142,430

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$177,793	\$147,509	\$151,024

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,180	26,599	65,564



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Investment Properties Corporation of Naples
3838 Tamiami Trail N Suite 402, Naples, FL 34103

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	7,200
LAND ACRES	.88
YEAR BUILT	1989
ZONING TYPE	Industrial
NUMBER OF PARKING SPACES	22 additional spaces in front
CEILING HEIGHT	17'
GRADE LEVEL DOORS	4
FLOOD ZONE	No
OFFICES	7
WAREHOUSES	4 (1,200 SF each)
RESTROOMS	2 with 1 shower
OTHER	Over .25 acres of additional outside storage
KITCHEN	Yes

MECHANICAL

ELECTRICAL / POWER	3 phase power
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CONSTRUCTION

FRAMING	Metal
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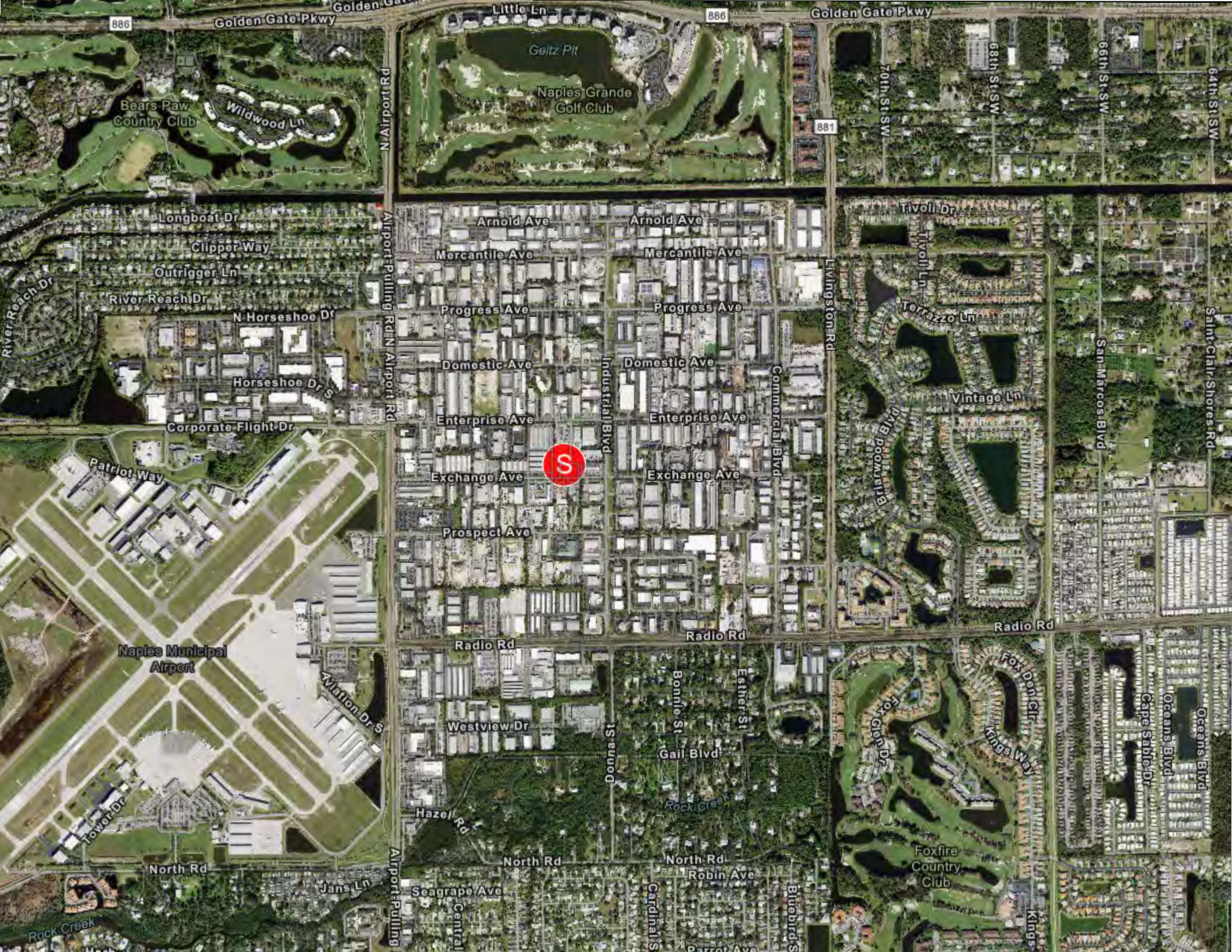


- The property is located in the Naples Municipal Airport Industrial Park, a well-established industrial park in Naples, FL.
- The area's industrial focus and established businesses contribute to a professional and business-friendly environment for potential tenants.
- Former roofing company - all assets available for sale.

Largest Employers

IN'TECH MEDICAL	50
Lenkbar LLC	50
Naples Flight Management LLC	50
Peo Partners Inc	50
The Vault of Naples	50
Elite Jets Charter LLC	50
RexAir Flight School	50
Naples Air Center	50





886

Golden Gate Pkwy

Little Ln

886

Golden Gate Pkwy

Bears Paw Country Club

Wildwood Ln

Geltz Pk

Naples Grande Golf Club

881

70th St SW

68th St SW

66th St SW

64th St SW

Longboat Dr

Clipper Way

Outrigger Ln

River Reach Dr

N Horseshoe Dr

Horseshoe Dr S

Corporate Flight Dr

Patriot Way

Arnold Ave

Arnold Ave

Mercantile Ave

Mercantile Ave

Progress Ave

Progress Ave

Domestic Ave

Domestic Ave

Enterprise Ave

Enterprise Ave

Exchange Ave

Exchange Ave

Prospect Ave

Radio Rd

Radio Rd

Westview Dr

Bonnie St

Gail Blvd

Esther St

Hazel Rd

North Rd

North Rd

Robin Ave

Seagrape Ave

Cardinals S

Parrot Ave

Bluebird S

Tivoli Dr

Tivoli Ln

Torrazzo Ln

Vintage Ln

Radio Rd

Radio Rd

Fox Den Cir

Kings Way

Foxfire Country Club

Kings

Saint Clair Shores Rd

San Marcos Blvd

Oceans Blvd

Oceans Blvd

Cape Sable Dr

Cape Sable Dr

Oceans Blvd

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Airport-Pulling Rd N Airport Rd

Livingston Rd

Industrial Blvd

Commercial Blvd

Aviation Dr S

Airport-Pulling

Jans Ln

Rock Creek

Naples Municipal Airport

Site Plan & Floor Plan

