



investment
properties
corporation



www.ipcnaples.com

2705 Corporate Flight Dr

Key Stat Line 21,676 SF Available

SUBLEASE WAREHOUSE INDUSTRIAL BUILDING

Christine Gonnering McManus CCIM, SIOR

*Licensed Real Estate Broker
Investment Properties Corporation of Naples*

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SL653823

Property Overview

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Key Details

Investment Properties Corporation

- ✓ **Total Size:** 21,676 SF
- ✓ **Base Rent:** \$21.76/SF NNN
- ✓ **Estimated CAM:** \$5.50/SF
- ✓ **Lease Expiration:** August 31, 2028
- ✓ **Renewal Option:** 3 Years (90 Days Notice)

Description

Commercial property offering flexible space and long-term value. Designed to support a variety of business operations with efficient layout and strong accessibility.

PROPERTY FEATURES

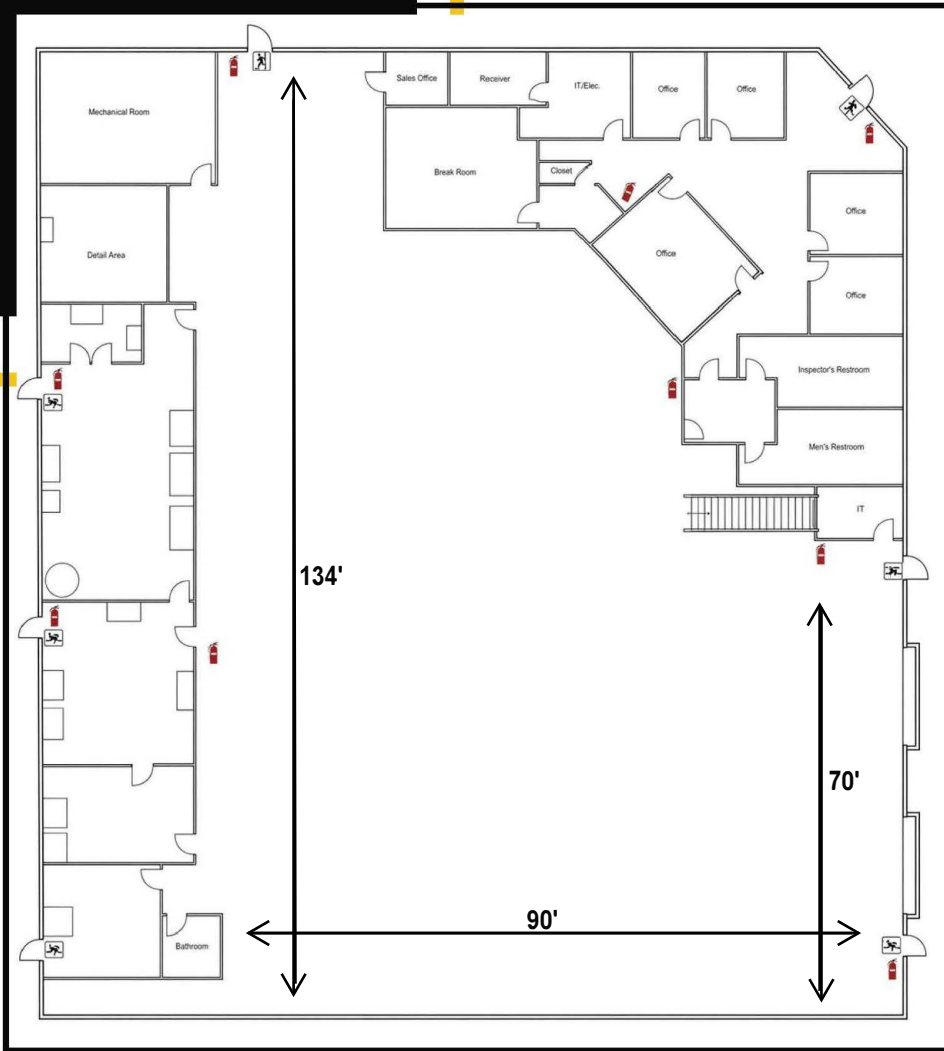
NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	21,676
LAND ACRES	1.30
YEAR BUILT	2019
MAIN WAREHOUSE FLOOR	approximately 135' X 90'
ZONING TYPE	Horseshoe Business Park
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26 +/-
CEILING HEIGHT	26'
CEILING HEIGHT TO BEAM	23.5'
AUTOMATED GARAGE DOORS	2 - 14' X 14' overhead
OFFICES	5
MEZZANINE	Yes
RESTROOMS	7

MECHANICAL

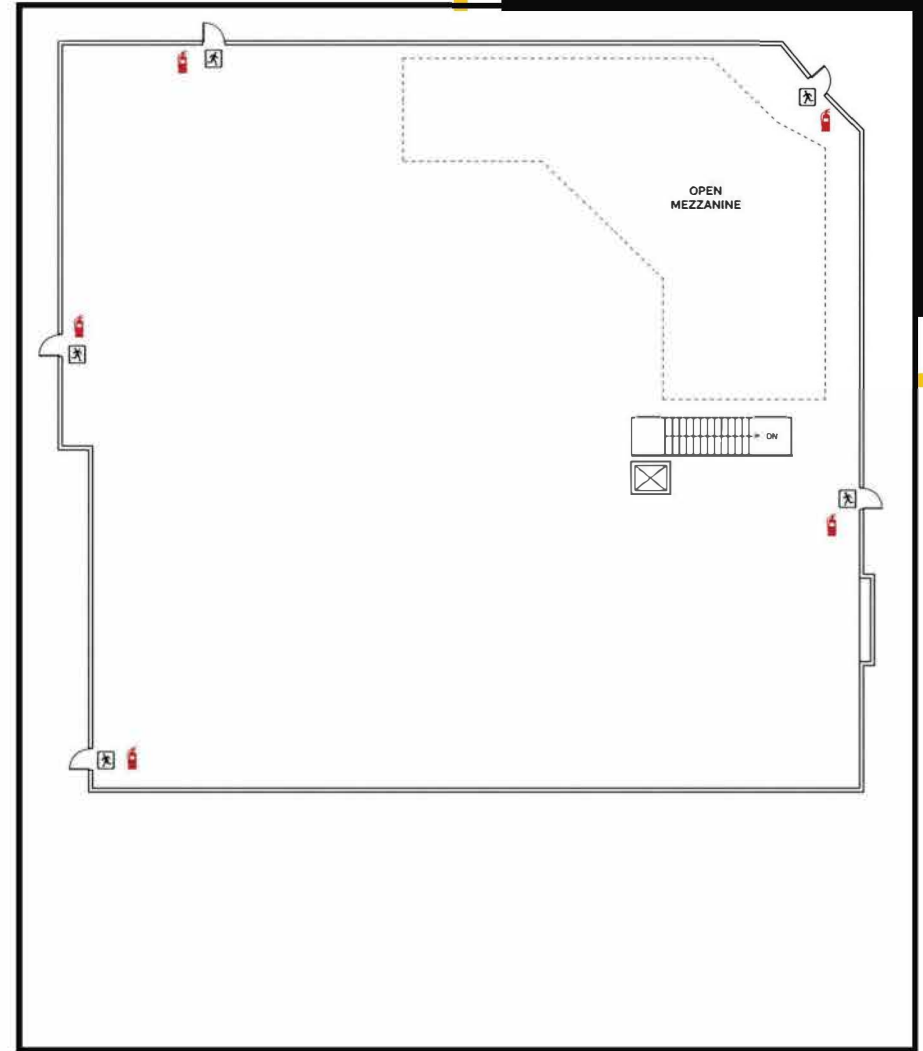
ELECTRICAL / POWER	3 phase / 400AMP
OTHER	Climate controlled
OTHER	Simmons security

CONSTRUCTION

FRAMING	Metal
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Ground Plan



2nd Plan



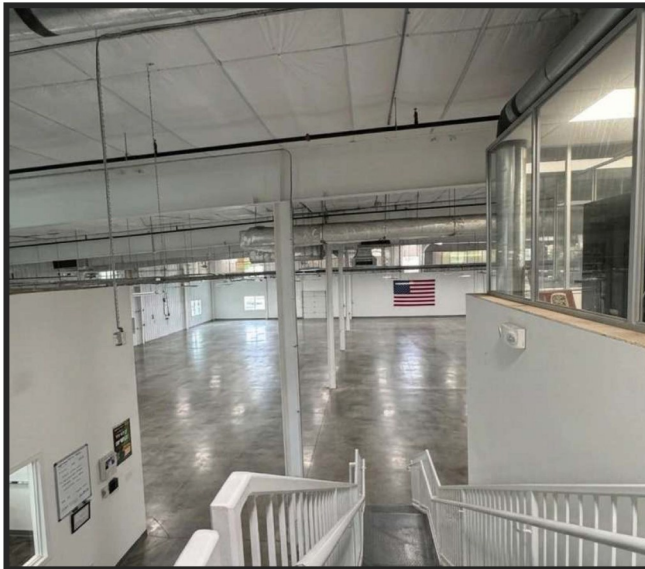
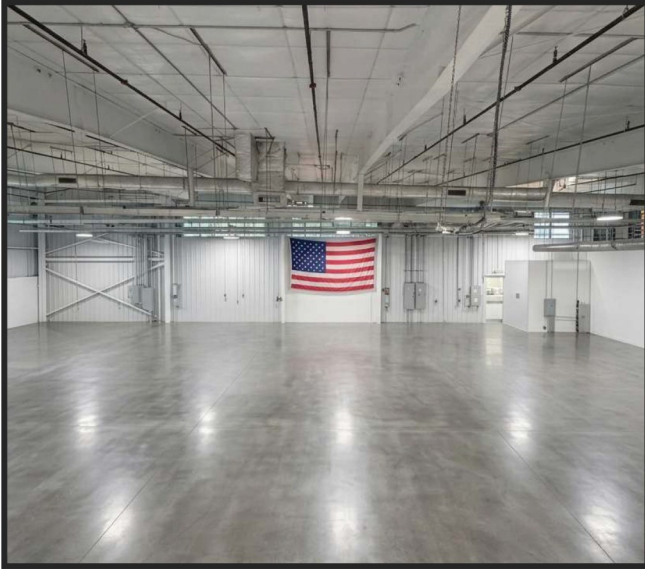
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PHOTO GALLERY (INTERIOR)



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PHOTO GALLERY (EXTERIOR)

Map



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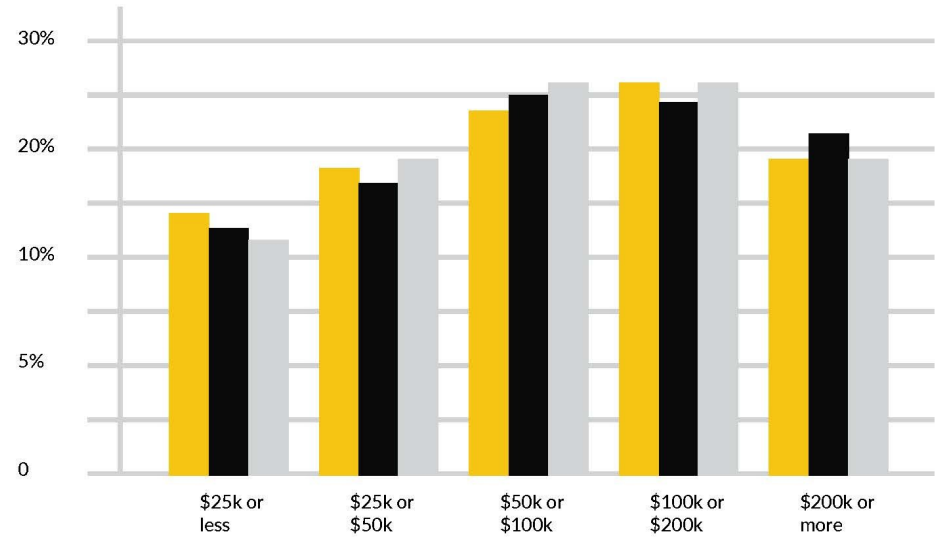
Demographics

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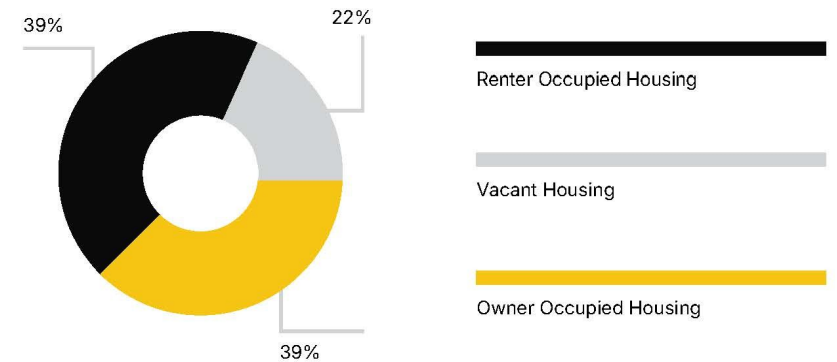
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,563	50,003	107,050
2010 Population	2,516	49,048	116,278
2026 Population	2,404	51,295	126,999
2031 Population	2,481	54,536	132,887
2026 African American	66	2,110	7,178
2026 American Indian	8	326	702
2026 Asian	55	733	2,013
2026 Hispanic	380	10,435	34,722
2026 Other Race	90	3,331	10,659
2026 White	1,902	38,926	87,285
2026 Multiracial	281	5,854	19,125
2026-2031: Population: Growth Rate	3.15%	6.15%	4.55%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	135	1,665	3,345
\$15,000-\$24,999	47	1,559	2,981
\$25,000-\$34,999	64	1,504	3,545
\$35,000-\$49,999	146	2,575	6,563
\$50,000-\$74,999	152	3,600	8,927
\$75,000-\$99,999	144	2,709	6,858
\$100,000-\$149,999	262	4,282	11,075
\$150,000-\$199,999	69	1,811	4,971
\$200,000 or greater	237	5,307	11,092
Median HH Income	\$87,909	\$88,255	\$89,199
Average HH Income	\$167,879	\$173,664	\$156,876

2026 Household Income



2026 Own vs. Rent



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