

FOR SALE

6166 - 6188 TAYLOR RD., Naples, FL



Sale Price:	\$6,800,000
Total SF:	6166 - 12,800 sf 6188 - 11,200 sf
Zoning:	Industrial
YR Built:	1989
Unit Sizes:	6166 - 2,025 sf 6188 - 1,000 sf
Occupancy:	100% - Gross Leases
Last Lease End Date:	4.30.27

Presenting a truly unique two (2) bldg. multi-tenant off./whse. industrial investment opportunity now available for acquisition in the desirable Nth. Naples J&C Industrial Park.

6166-6188 Taylor Rd. is currently fully occupied at well below market rents which will require a re-lease strategy to reach the current rental rates in this high-demand J&C Industrial Park location. Pricing is based upon re-lease at a realistic market CAP rate of 6%.

The information contained herein was obtained from sources deemed reliable, is subject to errors, omissions, changes, withdrawal without notice and requires verification by all recipients. Welsh Companies FL, Inc. makes no guarantees, warranties, or representations as to the completeness and accuracy thereof.

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Naples, FL

(239) 261-4744
www.welshfl.com



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7 - 12' x 12' Roll-Up WHSE Doors



6 - 12' x 12' Roll-Up WHSE Doors

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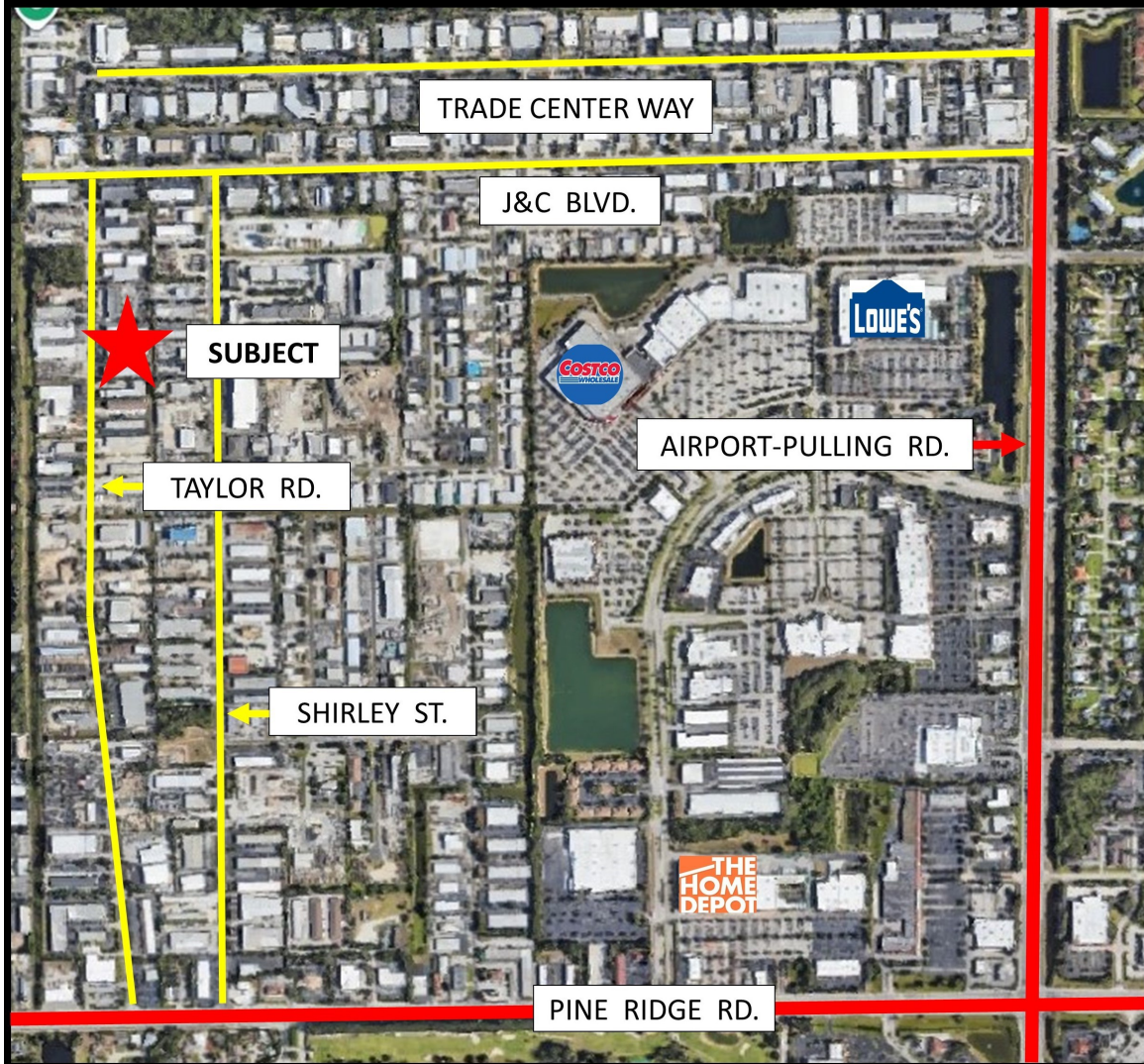
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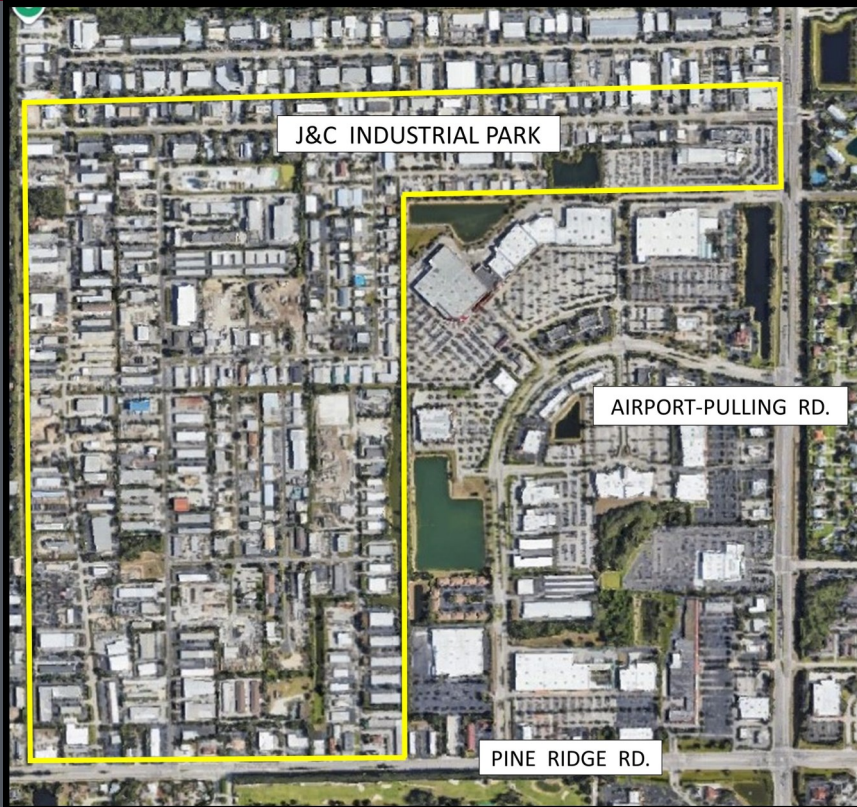
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J&C INDUSTRIAL PARK

The J&C Industrial Park (J&C) is a 300 acre industrial park situated generally on the NW corner of Pine Ridge Rd., and Airport-Pulling Rd. in North Naples, FL.

This location has the closest proximity to the coastline of any other industrial park in North Naples, providing quick and easy access for the many wealthy clients to the business located in the park. And yet lies only 2 miles from I-75.

J&C is zoned Industrial (I) and consists of a very broad spectrum of Industrial uses from construction debris recycling, manufacturing, simple warehousing/storage, light-industrial flex uses, up to art studios. Buildings constructed in J&C date back to the late 1970's to new construction in 2024.

J&C is not governed by architectural controls and similar governance; simply by the Collier County Development Codes applicable to Industrial zoning districts.

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Exclusively presented **FOR SALE** by:

JAMES E. DOANE JR.

Proudly serving commercial property owners and tenants in
Collier, Lee, Sarasota, and Hillsborough Counties for over 36 years.

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