

NORTH COLLIER INDUSTRIAL CENTER

FULL HVAC OFFICE / WAREHOUSE END UNIT

1035 COLLIER CENTER WAY, UNIT 2, NAPLES, FL 34110



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**2 MONTHS
FREE RENT!
w/5-Yr Lease**



- **AVAILABLE:** 2,450 SF
- **LEASE RATE:** \$20.00 / SF NNN
- **CAM:** \$5.75 / SF (2026 Est.)

PROPERTY FEATURES

- 2,450 SF of Industrial / Flex Space Available
- Renovations Recently Completed Include New Flooring, Lighting, & Paint
- One (1) 10' x 14' Overhead Door
- Office / Warehouse Space
- High Warehouse Ceiling Height
- Year Built: 2002
- Convenient Location in North Collier Industrial Center with Easy Access to Residential Communities, I-75 and US-41 via Old US-41 Road



SUITE	SIZE (SF)	LEASE RATE (PSF)	MONTHLY BASE RENT	CAM (PSF)	MONTHLY CAM	MONTHLY TOTAL
2	2,450	\$20.00	\$4,083.33	\$5.75	\$1,173.96	\$5,257.29

Please Contact: **Gary Barlow**
Senior Vice President
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Principal

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YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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