

For Sale \$364,000

Integrated Realty Associates offers an exclusive selection of units ranging from 809 to 3,271 square feet at 16000 Old 41 Road in Naples, Florida. Developed in 2016 on about three acres, the property consists of two matching buildings built to support a wide range of light industrial, automotive, and service-driven uses.

In addition to high-end automotive collectors, the tenant profile includes established operators including Safelite AutoGlass and Calusa Construction, and Naples Closet LLC. The property is current fully occupied with upcoming availability for both sale and lease at various intervals.

With frontage along Old 41 Road and convenient access to U.S. 41 and I-75, the site benefits from strong visibility and connectivity to Naples' growing residential and commercial corridors. This offering provides a compelling chance to acquire a stabilized, income-generating asset in a competitive Florida market experiencing sustained growth



Kevin Lindheim, MAI

Broker/Realtor

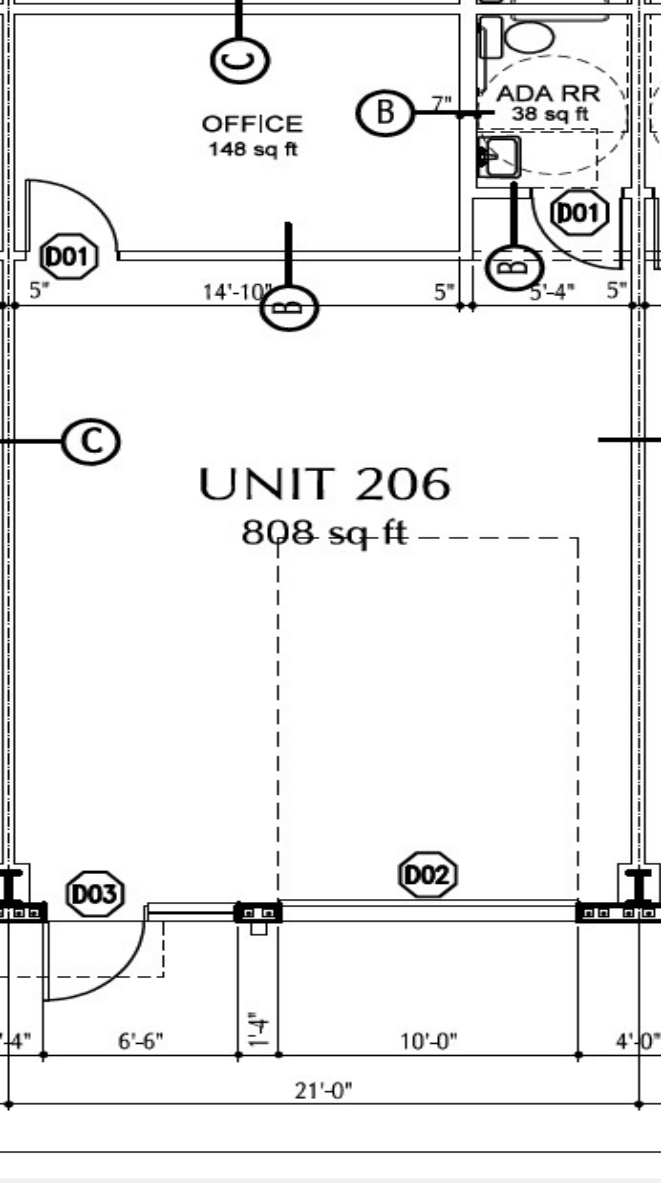


239-825-4215



integratedrealtyfl@gmail.com





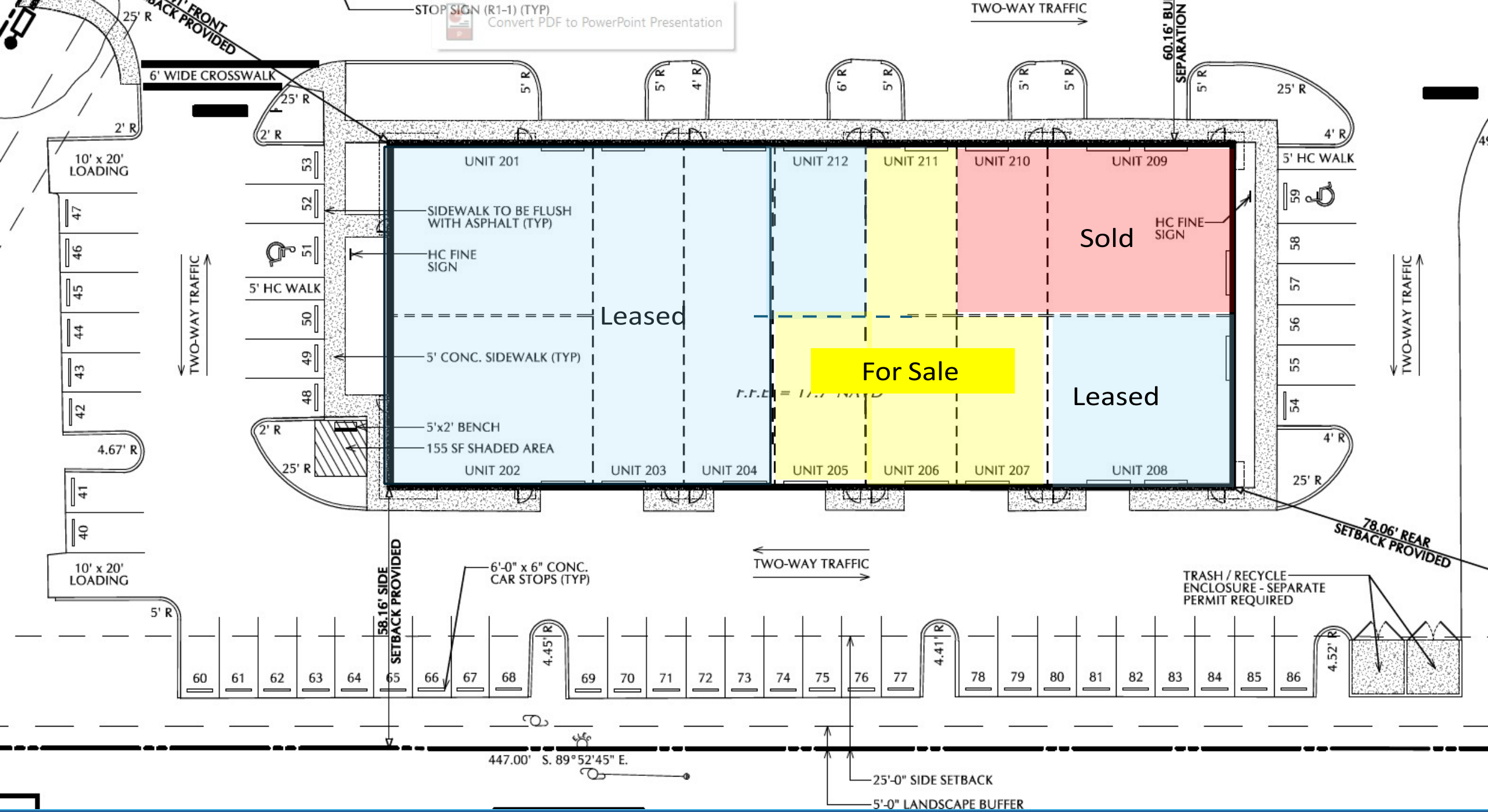
Each meticulously designed, climate-controlled 808 SF unit delivers a rare blend of functionality and sophistication—featuring a commanding 14’ high/ 10’ wide roll-up door for seamless access, a thoughtfully integrated 148 SF private office, and a fully enclosed 38 SF restroom for complete convenience and autonomy.

Beyond premier automotive storage, these units are purpose-built for versatility, accommodating a wide spectrum of permitted business uses. Whether envisioned as a private car gallery, executive workspace, luxury man cave, entertainment suite, workshop, or headquarters for a thriving light manufacturing or service-based operation, each space offers the flexibility to elevate both lifestyle and enterprise in one refined environment.



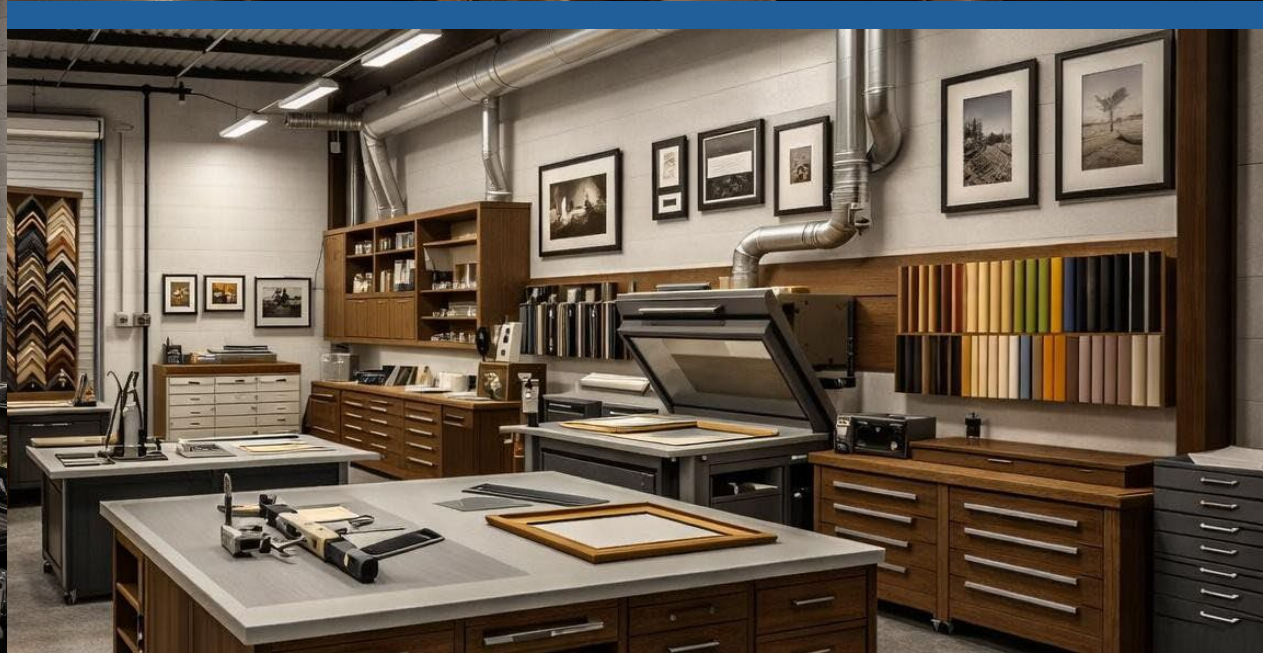
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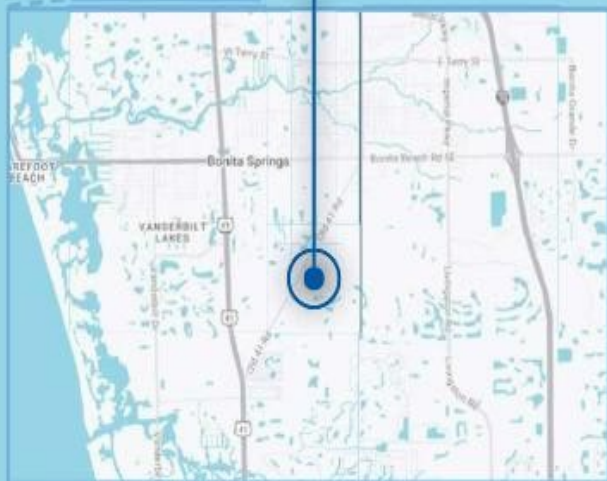




Regional Map



16000-16010 OLD 41 RD
Naples, FL 34110



Naples Industrial Corridor

STRATEGIC LOCATION IN SOUTHWEST FLORIDA

Naples is the southern anchor of the Southwest Florida economic corridor, with strong linkages to Bonita Springs, Fort Myers, and Port Charlotte to the north, and direct highway connectivity to Tampa, Orlando, and Miami. Collier County continues to benefit from Florida's pro-business climate, infrastructure investment, and sustained immigration from higher-cost states. Employment growth in the county reached **+3.1% year-over-year as of Q2 2024**, one of the highest rates among Florida's larger counties.

LOCAL ADVANTAGE

The property's location along Old 41 Rd provides **direct access to U.S. 41 and I-75**, enabling tenants to serve both the immediate Naples-Bonita Springs area and the wider Southwest Florida region. The surrounding area's high household incomes and population growth underpin demand for service-oriented and light industrial uses, especially from contractors, specialty trades, and automotive service providers.

▲ **3.1%**
Collier County
Employment
Growth YoY

▲ **18%**
Collier County
Population Growth

REGIONAL DEMAND DRIVERS

- Florida has **no state income tax** creating a favorable environment for business relocation and expansion.
- Collier County's **population has grown by approximately 18%** over the last decade, driven by affluent retirees, high-net-worth households, and remote professionals relocating from major metros.
- Strong infrastructure network including I-75, Southwest Florida International Airport, and Port of Tampa access for distribution.

KEY SNAPSHOT



~376K
Collier County Population
(2020 Census)



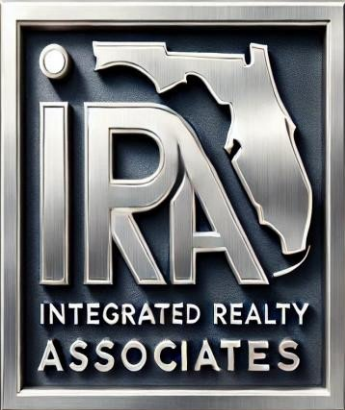
\$90,072
Median Household Income
(ACS 2023)



~3.0%
Mid-2025 Unemployment Rate

Naples, FL





Integrated Realty Associates
5910 Taylor Road, Suite 100
Naples, FL 34109
239-825-4215
integratedrealtyfl@gmail.com

Demographics

	1-MILE	3-MILE	5-MILE
POPULATION			
2026 Population	4,404	55,379	115,398
2029 Population Projection	5,145	65,139	135,484
Annual Growth 2026-2029	3.4%	3.5%	3.5%
Median Age	60.2	57.7	60.6
INCOME			
Average Household Income	\$103,063	\$106,127	\$116,842
Median Household Income	\$81,370	\$73,531	\$83,937
DAYTIME DEMOGRAPHICS			
Total Businesses	248	3,445	7,030
Total Employees	1,470	24,860	52,978

Source: CoStar



Naples Industrial Market

SUPPLY CONSTRAINTS AND STRONG ABSORPTION

LOW VACANCY ENVIRONMENT

The Naples industrial submarket remains one of the tightest in Florida. As of **Q3 2024**, **vacancy stood at 1.5%** marking over **three consecutive years below 2%**. This reflects exceptionally limited availability for small-bay and mid-bay product, which comprise much of the local inventory. Regionally, the broader Southwest Florida market recorded a **6.1% vacancy rate in Q2 2025**, an increase from prior years due to recent deliveries, but still competitive compared to national averages.

LIMITED SUPPLY PIPELINE

Naples faces ongoing supply constraints due to high land costs, restrictive zoning, and the scarcity of developable parcels. While the wider Southwest Florida region has experienced a wave of speculative construction, Naples itself saw minimal new deliveries in 2024, keeping submarket fundamentals tight.

RENTAL RATE GROWTH

Average asking rents in Naples reached **\$20.22/SF NNN** in Q3 2024, supported by persistent demand and limited availability. While rent growth has moderated from peak levels, landlords continue to command premium rates, particularly for small-bay industrial/flex product.

TENANT DEMAND TRENDS

Demand remains driven by service-oriented businesses, trade contractors, automotive service providers, and specialty manufacturers, sectors that align closely with the subject property's tenant mix. This composition provides insulation from volatility in any single industry segment.

MARKET STRENGTH SNAPSHOT



1.5%

Naples Industrial Vacancy
(Q3 2024)



6.1%

Southwest Florida Vacancy
(Q2 2025)



**Positive in Naples
Q3 2024 despite**

regional deliveries



**Minimal speculative
completions in 2024**

New Construction in Naples



Demographic and Economic Strengths

SUPPORTING INDUSTRIAL DEMAND

POPULATION GROWTH

Within a **5-mile radius** of the property, the **population exceeds 100,000 residents** with an **average household income of \$116,000+**, nearly double the national average. This affluence supports demand for premium services in construction, home improvement, and automotive care, exactly the sectors represented in the subject property's tenant mix.

WEALTH DEMOGRAPHICS

Naples ranks among the **wealthiest metro areas in the U.S.** with a large proportion of residents owning high-value homes and vehicles, creating steady demand for high-quality maintenance, detailing, and customization services. The influx of retirees and seasonal residents has also spurred continuous investment in residential development and related service trades.

LABOR FORCE & EMPLOYMENT

Collier County maintains a stable and skilled labor pool, with key employment sectors including construction, healthcare, retail trade, hospitality, and professional services. The area's relatively low **unemployment rate of ~3.0%** reflects a robust local economy.

ECONOMIC INDICATORS SNAPSHOT



+3.5%

Growth (5-Year)



53.2 Y

Median Age (Affluent,
Established Population)



+20%

Collier County GDP
Growth (past 5 years)



▲ 12% YoY

Construction Permits
Issued (2023)