

WAREHOUSE FOR LEASE

3754 Domestic Ave Unit D, Naples, FL 34104

**Industrial Opportunity
For Lease**

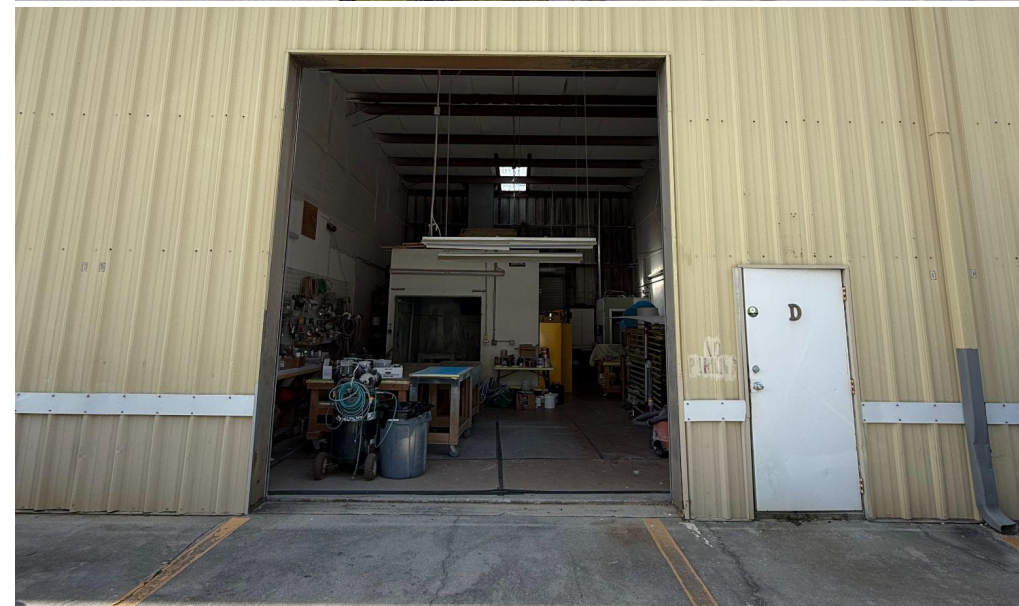
Leasing Brochure

10' x 10' Paint Booth

\$2,500 Per Month + Utilities

Lease Rate

- ±973 SF Available
- 21' Clear Height
- 1 - Grade Level Door in the Front (12' Wide x 14' Tall)
- 1 - Grade Level Door in the Rear (10' wide x 10' tall)
- Private Restroom



MATTHEWS™

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Broker of Record

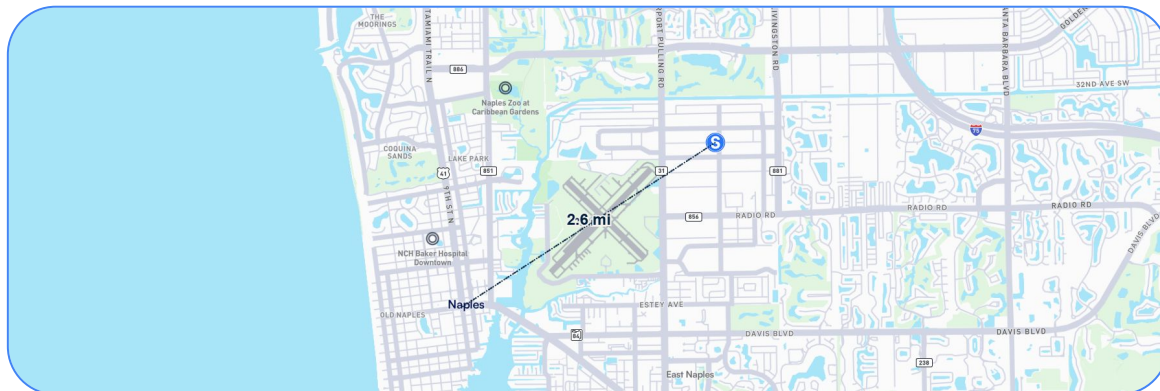
Kyle Matthews

Lic. No.: CQ1066435 (FL)



Local Market Overview

The subject property is located within Naples' Airport Industrial submarket, one of Collier County's most established warehouse and flex corridors. Positioned just east of U.S. 41 and minutes from I-75, the area provides efficient regional connectivity throughout Southwest Florida. The surrounding neighborhood is characterized by light manufacturing, contractor yards, service-based businesses, and distribution users supporting Naples' expanding residential base and tourism-driven economy. Continued population growth and strong household incomes in Collier County have sustained demand for small-bay industrial space, resulting in tightening vacancy and limited new supply within the immediate trade area.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,869	55,105	140,405
Current Year Estimate	2,942	57,519	146,385
2020 Census	2,754	56,138	142,416
Growth 2020-Current Year	6.81%	2.46%	2.79%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,322	25,318	63,580
Current Year Estimate	1,337	26,385	66,068
2020 Census	1,273	25,502	62,766
Growth 2020-Current Year	5.06%	3.46%	5.26%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$158,974	\$142,208	\$159,155



This Leasing Package contains select information pertaining to the business and affairs of 3754-3784 Domestic Ave Unit D, Naples, FL 34104 ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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