

2221 Corporation Blvd

Naples, FL 34109

Industrial Opportunity
For Sale/Lease

Offering Memorandum



MATTHEWS™

Naples Airport ±9 miles

Exclusively Listed By



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PROPERTY OVERVIEW

2221 Corporation Blvd
Naples, FL 34109



INVESTMENT HIGHLIGHTS

Property Highlights

- **Flexible Acquisition or Occupancy Opportunity | For Sale or For Lease** Rare opportunity to acquire or lease a highly functional industrial asset in one of Naples' most sought-after business districts. The property offers flexibility for both investors and owner-users, allowing occupants to secure long-term control through a purchase or lease structure while benefiting from immediate availability and a move-in-ready facility.
- **Premier Pine Ridge Industrial Corridor Location** Strategically positioned within Naples' highly coveted Pine Ridge Industrial Corridor, the property provides exceptional access to the area's strongest industrial and commercial demand drivers. Conveniently located near Interstate 75, Pine Ridge Road, Airport-Pulling Road, and Naples Airport, the site offers efficient connectivity throughout Collier County and Southwest Florida, making it ideal for distribution, service, showroom, and corporate users.
- **Highly Versatile Facility with Warehouse, Showroom & Office Capabilities** The building is uniquely designed to accommodate a wide range of business operations, featuring substantial warehouse space with approximately 20-foot clear heights, showroom potential for customer-facing operations, and a fully built-out second-floor professional office component. This versatile layout allows users to consolidate warehouse, administrative, and sales functions under one roof.
- **Extensive Recent Capital Improvements** Ownership has recently invested significant capital into enhancing the property's appearance and functionality. Improvements include a fresh exterior paint scheme, a fully resurfaced and newly striped parking lot, upgraded landscaping, and numerous additional property enhancements. These improvements provide a professional image, reduce near-term capital expenditure requirements, and position the property as a turnkey opportunity for the next occupant or owner.



2221 Corporation Blvd
Naples, FL 34109

±15,255 SF

GLA

I - Industrial

Zoning

3-Phase

Power

Fire Sprinkler

System Throughout

Air Conditioned

Showroom & Office Space

1 Dock High Door

10'w x 10'h

2 Grade Level Doors

12'w x 12'h & 16'w x 10'h

Generator

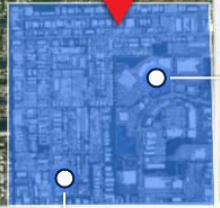
On-Site



Tamiami Trl ± 40,000 VPD

Subject Property

Physicians Regional - Pine Ridge
±177 Beds



COSTCO WHOLESALE **BEST BUY**

LOWE'S **THE HOME DEPOT** **CUBESMART self storage** **Michaels**

Publix

Collier Blvd ± 31,000 VPD

Pine Ridge Rd ± 59,500 VPD

Industrial Neighbors

DESIGN WORKS **Jp Brett & Sons, Inc. AIR CONDITIONING & HEATING**
DON'T SWEAT CALL BRETT!

HercRentals **HUGHES CALLAGHAN TIRE**
Rolling With Pride Since 1978

Airport Pulling Rd ± 44,500 VPD

Livingston Rd ± 25,000 VPD

Interstate 75 ± 82,000 VPD

Publix

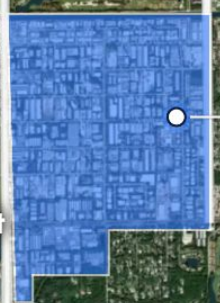
Winn-Dixie

Golden Gate Pkwy ± 48,000 VPD

U LINE
Warehouse
±200 Employees



Naples Airport



ECLIPSE DOLPHIN
AUTOMOTIVE PROTECTION TRANSPORTATION SPECIALISTS

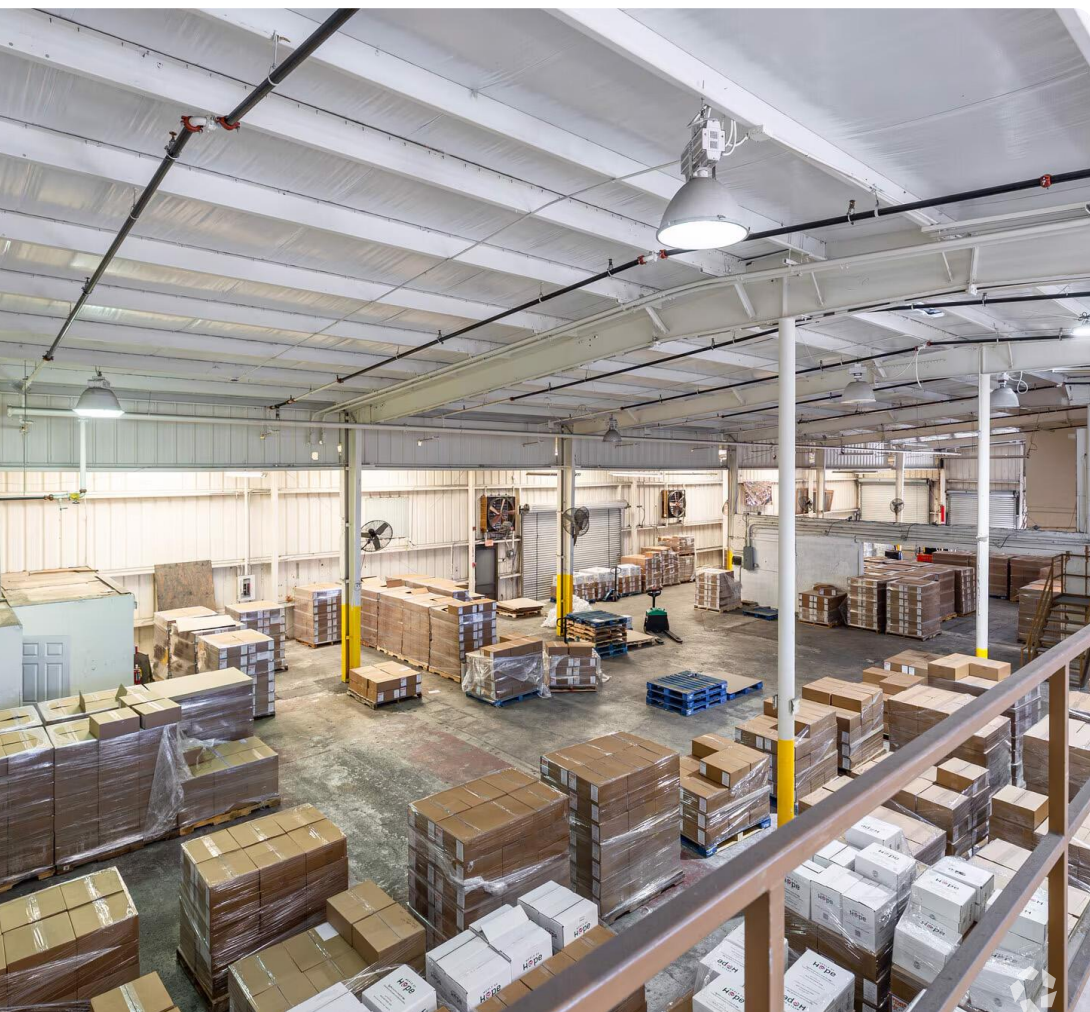
Windermere Sustainable Car Care **America Supply**

Conditioned Air **Coastal Collision**
*The Comfort People Since 1962**

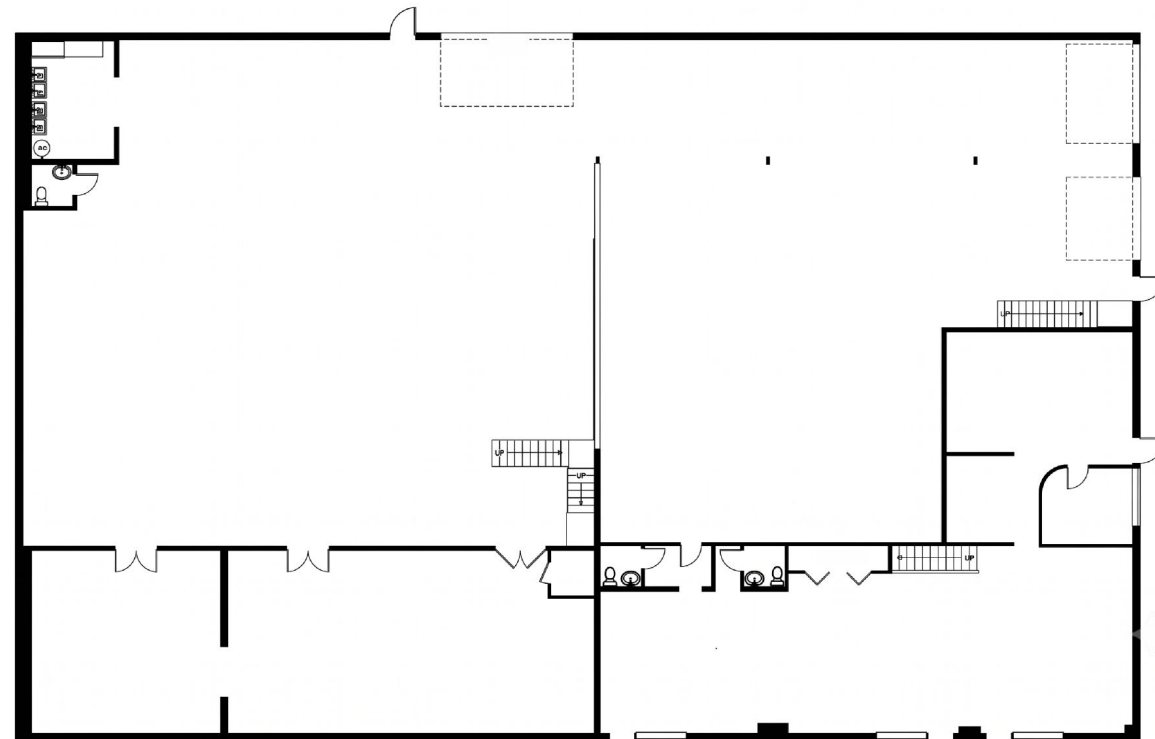
amazon
Warehouse
±300 Employees

PROPERTY PHOTOS



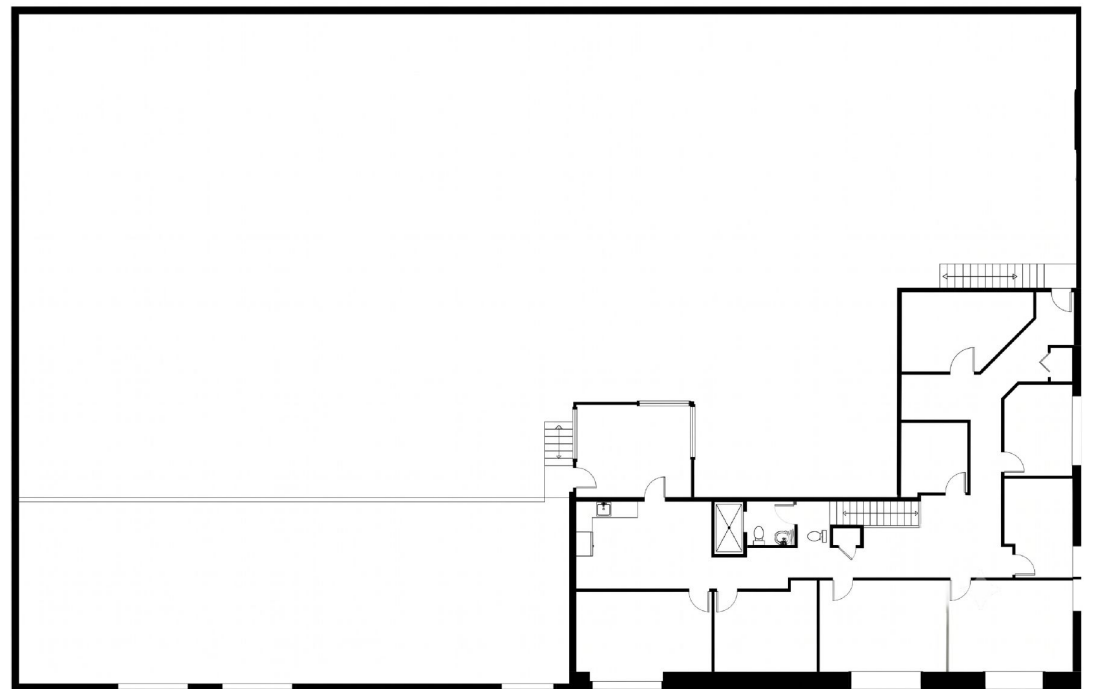


1st Floor





2nd Floor



SHOWROOM RENDERING



Showroom | Current Condition



Showroom | Rendering

FINANCIAL SUMMARY

\$3,900,000
Sale Price

\$20.50
Lease Rate (NNN)

\$256.16
Price Per SF

±0.60 AC
Lot Size

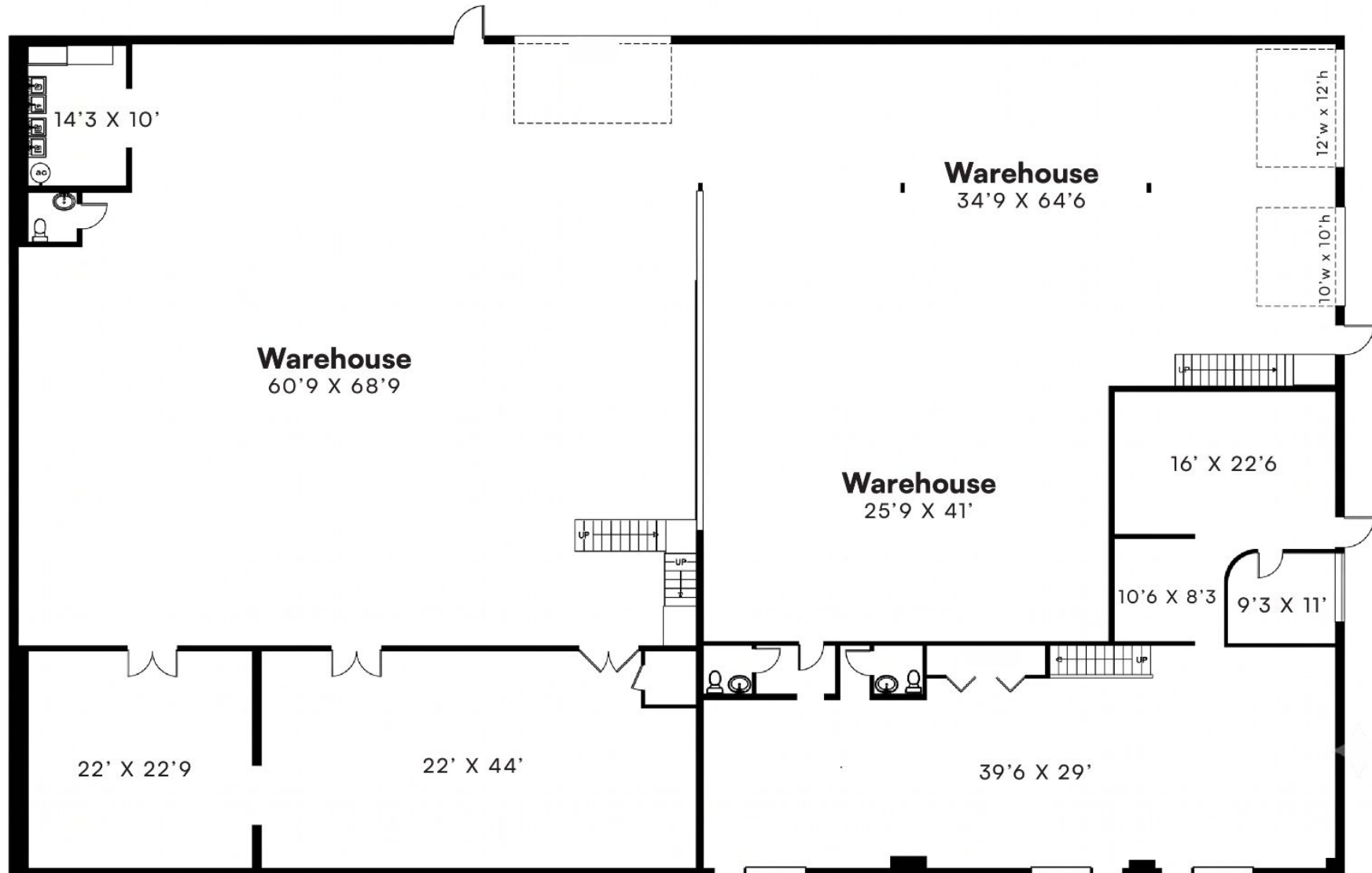
Property Summary

Total Building SF	±15,225 SF
1st Floor SF	±11,475 SF
2nd Floor SF	±3,750 SF
Acreage	±0.60 AC
Lease Rate / SF (NNN)	\$20.50
NNN Expenses / SF	\$4.50
Sale Price	\$3,900,000
Price/SF	\$256.16
Warehouse Clear Height	20'
Roof Age	± 6-Years (Metal Roof)



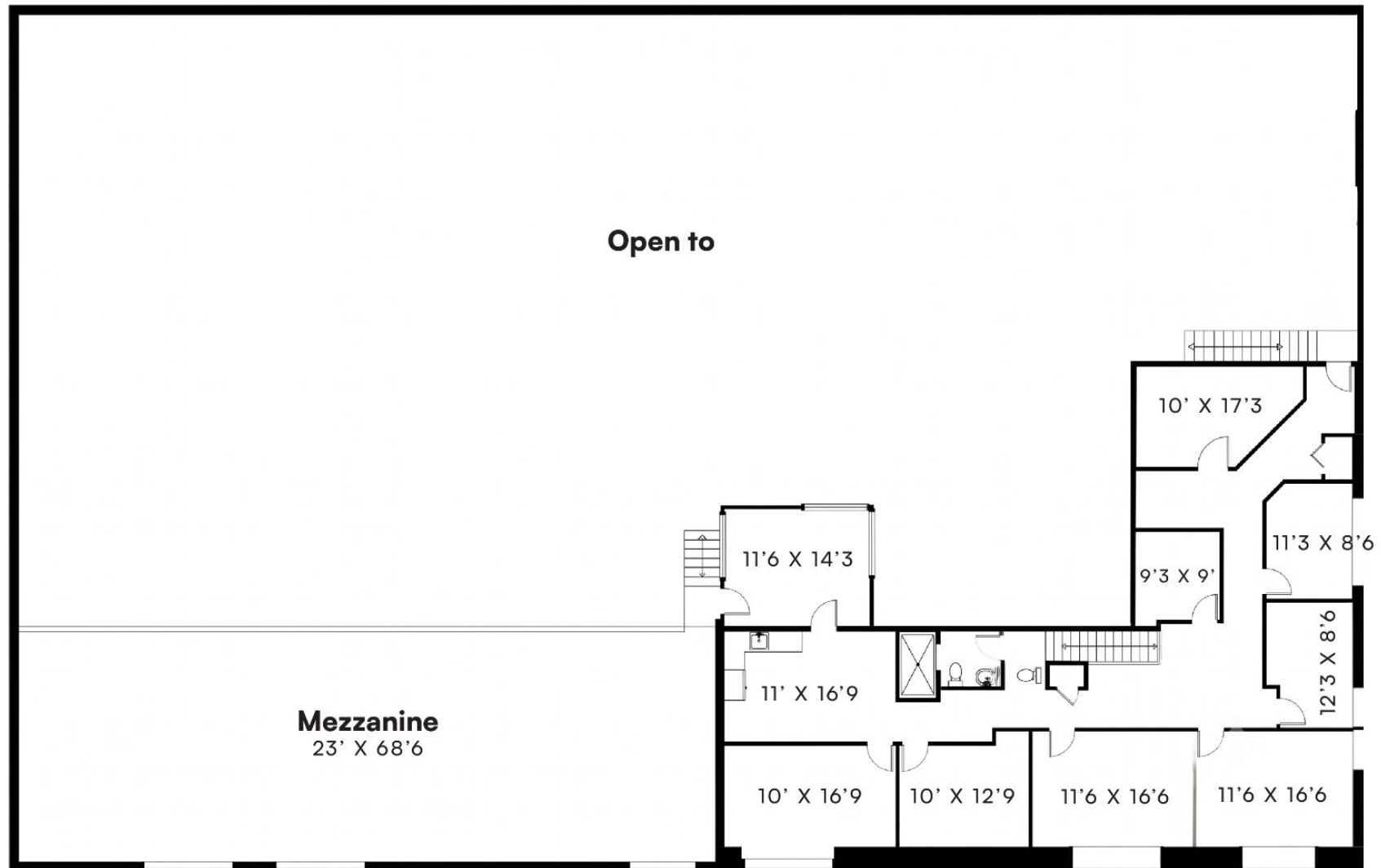
SITE PLAN

1st Floor



Square footages are approximate and subject to verification.

2nd Floor



Square footages are approximate and subject to verification.

MARKET OVERVIEW

2221 Corporation Blvd
Naples, FL 34109



Naples, FL

Market Demographics

20,168
Total Population

\$140,833
Median HH Income

6,131
Employed Population

67.6
Median Age



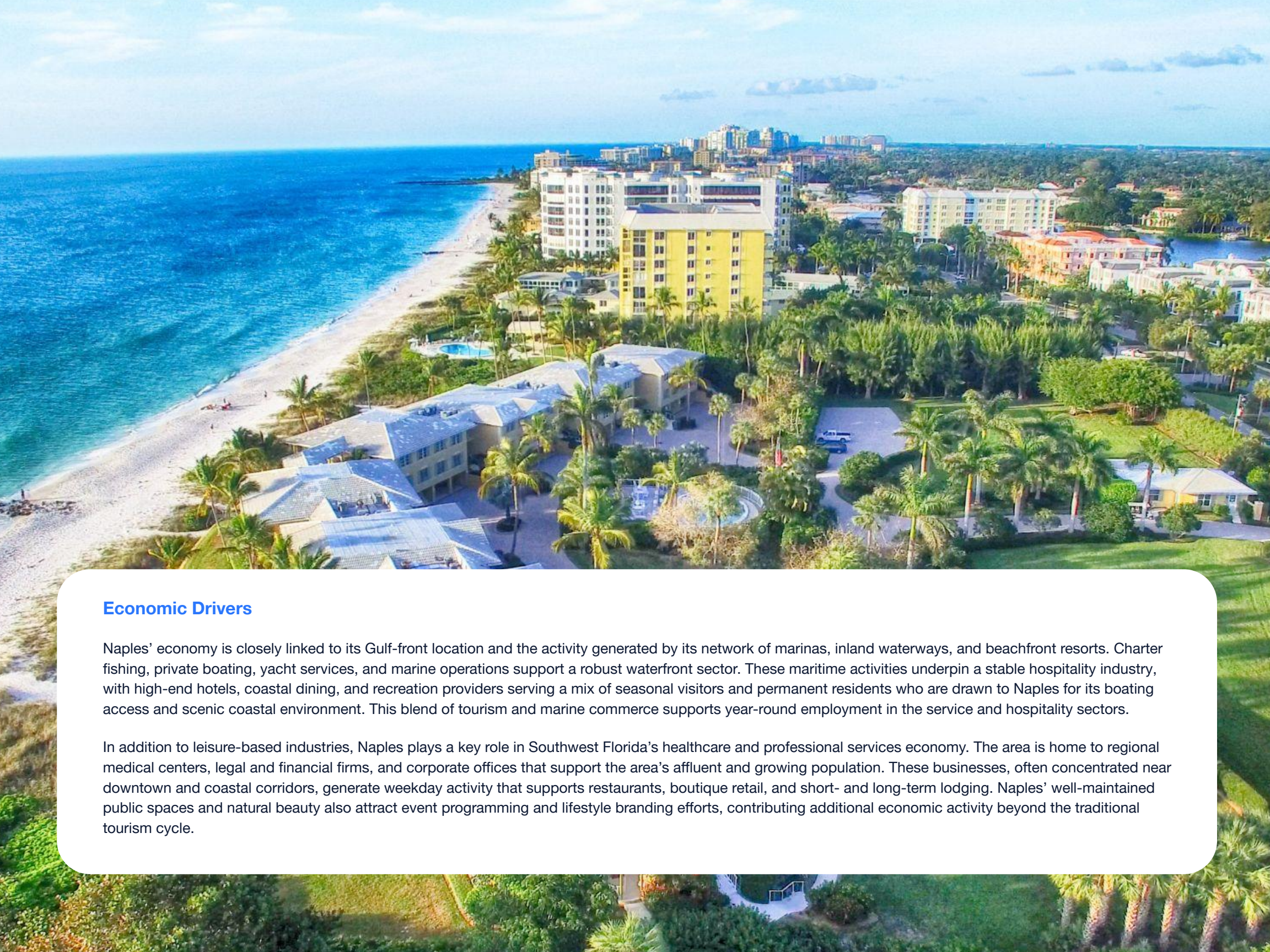
Collier County's economy generated approximately **\$28 billion in GDP**. While population has grown approximately **17% since 2010**

Local Market Overview

Naples is a key coastal city in Southwest Florida and serves as a major residential, economic, and lifestyle hub for Collier County and the surrounding Gulf Coast region. The city benefits from a well-rounded economic base supported by tourism, real estate, healthcare, financial services, and professional business operations. Naples Municipal Airport and proximity to Southwest Florida International Airport provide essential infrastructure that supports business travel, private aviation, and visitor activity—contributing to continued job growth and spending across core industries.

The local economy is further bolstered by consistent population growth, favorable demographic trends, and steady in-migration from higher-cost markets in the Northeast, Midwest, and California. Naples attracts a well-educated and affluent population, with strong representation of executives, retirees, and remote professionals. This talent base is reinforced by access to higher education, cultural institutions, and medical centers. The combination of income stability and sustained demand supports long-term growth in residential, healthcare, and mixed-use real estate, especially in well-positioned suburban and coastal corridors.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,589	56,588	120,525
Current Year Estimate	6,629	58,718	126,036
2020 Census	7,290	57,302	124,958
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,106	27,609	55,604
Current Year Estimate	3,154	29,118	59,019
2020 Census	3,444	27,909	57,159
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$140,779	\$217,833	\$200,707



Economic Drivers

Naples' economy is closely linked to its Gulf-front location and the activity generated by its network of marinas, inland waterways, and beachfront resorts. Charter fishing, private boating, yacht services, and marine operations support a robust waterfront sector. These maritime activities underpin a stable hospitality industry, with high-end hotels, coastal dining, and recreation providers serving a mix of seasonal visitors and permanent residents who are drawn to Naples for its boating access and scenic coastal environment. This blend of tourism and marine commerce supports year-round employment in the service and hospitality sectors.

In addition to leisure-based industries, Naples plays a key role in Southwest Florida's healthcare and professional services economy. The area is home to regional medical centers, legal and financial firms, and corporate offices that support the area's affluent and growing population. These businesses, often concentrated near downtown and coastal corridors, generate weekday activity that supports restaurants, boutique retail, and short- and long-term lodging. Naples' well-maintained public spaces and natural beauty also attract event programming and lifestyle branding efforts, contributing additional economic activity beyond the traditional tourism cycle.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2221 Corporation Blvd, Naples, FL, 34109 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

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