

1447 Rail Head Blvd

Naples, FL 34110

**Industrial
Leasing Opportunity**

Leasing Brochure



MATTHEWS™

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EXCLUSIVE LEASING AGENTS



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EXAMPLE UNITS



PROPERTY OVERVIEW

1447 Rail Head Blvd
Naples, FL 34110



PROJECT SCOPE

±1,250 SF
Per Unit

\$2,500
Rent/Month + Electric

±10-12'
Clear Heights

Investment Highlights

- **Prime North Naples Location** – Conveniently situated off Rail Head Blvd, offering excellent access for businesses servicing both Collier and Lee Counties.
- **Highly Accessible** – Just minutes from Old 41 and US 41, providing quick connectivity to major thoroughfares and surrounding commercial corridors.
- **Well-Built & Well-Maintained** – Concrete block construction with recent painting, roof work, and upgraded landscaping, creating a clean, professional image ideal for client-facing businesses.
- **Attractive Tenant Mix** – Features a high-end tenant roster, fostering a professional environment well-suited for a variety of business uses.



FINANCIAL SUMMARY

Property Details

Address	1447 Rail Head Blvd Naples, FL 34110
Submarket	North Naples
Unit #	5 & 7
Clear Height	10-12'
Grade-Level Door	10' x 10'
Man Door	1 Per Unit
Construction	Concrete Block
Zoning	General Industrial



Units for Lease

Unit #5

Rent/Month	\$2,500 + Electric
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Unit #7

Rent/Month	\$2,500 + Electric
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Safelite
AutoGlass

FedEx
Ship Center

Public Storage

Subject Property

ZING PATIO

U-HAUL

BAER'S
Landscape & Irrigation Design

Rail Head Blvd

Gargiulo Produce

41

±56,500 VPD

ANGELA
FINE FURNISHINGS

Old 41 Rd ±16,000 VPD

Turner Pest Control
AN ANTIMEX COMPANY

ExtraSpace Storage

ABC
Supply Co. Inc.

Mercedes-Benz
of Bonita Springs

Leisure Furniture

CITY
FURNITURE

ALL PRO

KGT BUILDERS
DESIGN • REMODEL

CVS
pharmacy

BED BATH & BEYOND
Beyond any store of its kind.
Guitar Center

Panera BREAD
FIVE GUYS
BURGERS and FRIES
Staples

GERMAIN LEXUS OF NAPLES

W

CEMEX

GERMAIN TOYOTA of NAPLES



 **Naples**
±12.6 Miles Away

 **Port Royal**
±15.4 Miles Away



 **Subject Property**

Old 41 Rd ±16,000 VPD
Rail Head Blvd

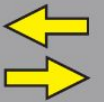


Unit 5
±1,250SF

Unit 7
±1,250SF

Grade-Level
Door

Grade-Level
Door



Rail Head Rd

Google Earth

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **1447 Rail Head Blvd, Naples, FL, 34110** ("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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