



RAIL HEAD INDUSTRIAL PARK

1455 RAIL HEAD BOULEVARD
NAPLES, FL 34110

INDUSTRIAL/FLEX

FOR LEASE



2,105 SF



INDUSTRIAL FOR LEASE



\$13.50 PSF NNN

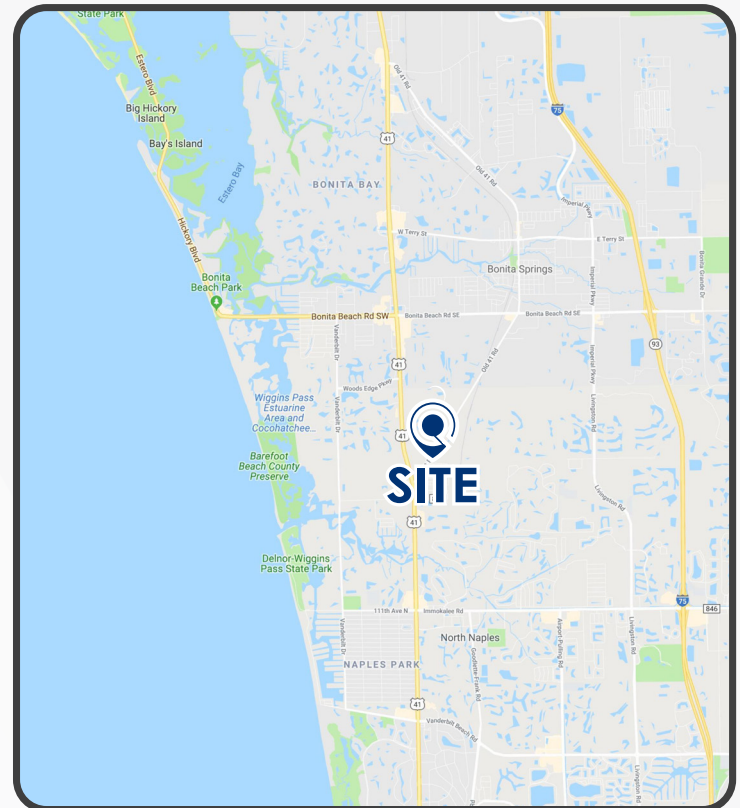
PROPERTY INFORMATION

Lease Rate:	\$13.50 PSF NNN
CAM Rate:	\$4.72 PSF
Unit 5 (Flex): 2,105 SF	\$13.50 PSF
Total RBA:	39,682 SF
Year Built:	2000
Tamiami Trail (US-41) AADT:	51,000 CPD
Bonita Beach Road AADT:	38,000 CPD

- Units 5 is an all inclusive of roughly one-third air conditioned office and remainder warehouse with restrooms and 8x10' overhead doors.
- Conveniently positioned along Old 41; connecting Bonita Beach Road in Bonita Springs to US 41 in Naples.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	4,121	49,140	108,473
2025 Increase	1.5%	1.5%	1.5%
Avg HH Income	\$74,637	\$100,495	\$109,980
# Households	2,038	23,044	52,073
# Employees	3,464	30,321	54,249

(Applied Geographic Solutions 2020)



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