

5307

SHIRLEY ST

NAPLES, FL 34109

OFFERING MEMORANDUM

PINE RIDGE RD

SHIRLEY ST



EXCLUSIVE LISTING AGENTS:

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COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

This offering features a total of 22,053± SF across two buildings within the highly desirable North Naples Industrial Park. The site includes a 19,813± SF front warehouse/flex building and a 2,240± SF rear two-story building, offering a versatile layout suitable for a variety of industrial or flex uses.

Located near the signalized intersection of Pine Ridge Road and Shirley Street, the property provides excellent connectivity to US-41 and I-75. Ideal for an owner-user, investor, or redevelopment, the property offers flexibility with most leases on a month-to-month basis and a few extending through December 31, 2026.



HIGHLIGHTS

\$3.9M (AS-IS)
PRICE

22,053± SF
TOTAL SIZE OF BUILDINGS

I - Industrial
ZONING

1.14± ACRES
TOTAL LAND SIZE

- Unique opportunity for Investor or End-User





PROPERTY INFORMATION

SITE ADDRESS	5307 SHIRLEY STREET, NAPLES, FLORIDA 34109
IMPROVEMENT TYPE	INDUSTRIAL WAREHOUSE
# OF IMPROVEMENTS	TWO (2)
BUILDING CLASS	C
GBA (SF)	22,053± TOTAL 19,813± - FRONT WAREHOUSE/FLEX BUILDING 2,240± - REAR 2-STORY BUILDING
LAND SIZE	1.14± ACRES (49,658± SF)
YEAR BUILT	1967/1974
DRIVE IN DOORS	FRONT BLDG: (13) 8'X10' REAR BLDG: (1) 6'X8'
CLEAR HEIGHT	18'
ZONING	<u>I-INDUSTRIAL</u>
CONSTRUCTION	METAL/CBS
FLOOD ZONE	AE & X500
PARCEL NUMBER	00241000005

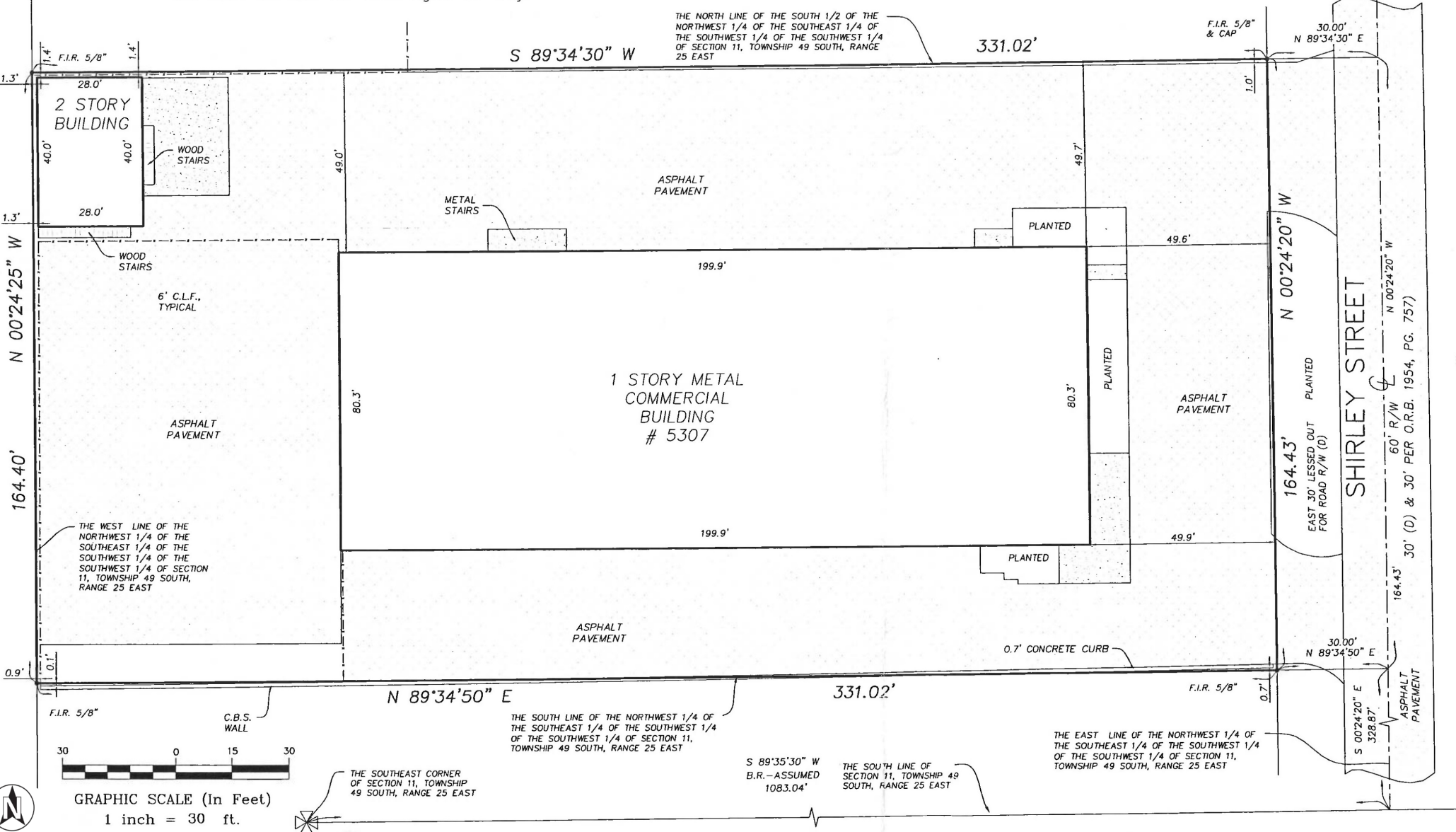




SURVEY | 5307 SHIRLEY ST

LEGAL DESCRIPTION:

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 49 South, Range 25 East, COLLIER County, Florida; except the East 30 feet for road right-of-way.



GRAPHIC SCALE (In Feet)
 1 inch = 30 ft.



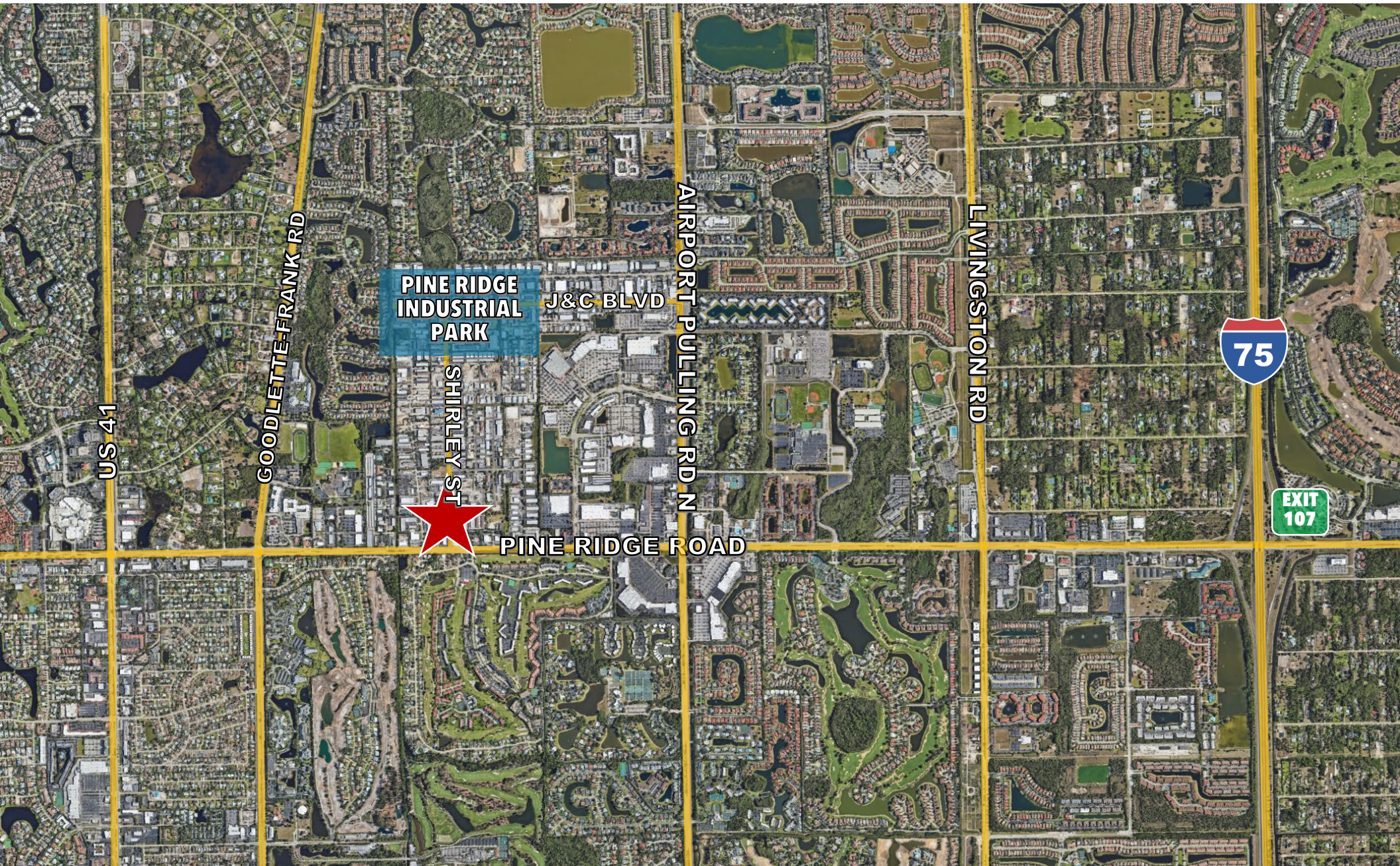
20,000 SF

YARD
STORAGE

5307

1.14 ACRES

TRADE AREA



**PINE RIDGE
INDUSTRIAL
PARK**

J&C BLVD

AIRPORT PULLING RD N

LIVINGSTON RD



US 41

GOODLETTE-FRANK RD

SHIRLEY ST

PINE RIDGE ROAD

THE LEE ADVANTAGE

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Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.

● WEST

CA, Central California
CA, City of Industry
CA, Irvine
CA, Long Beach
CA, Los Angeles - Antelope Valley
CA, Los Angeles - Calabasas
CA, Los Angeles - Commerce
CA, Los Angeles - Downtown
CA, Los Angeles - ISG
CA, Los Angeles - Long Beach
CA, Los Angeles - Pasadena
CA, Los Angeles - Sherman Oaks
CA, Los Angeles - Ventura County
CA, Los Angeles - West
CA, Los Olivos
CA, Newport Beach
CA, Oakland
CA, Ontario
CA, Orange
CA, Palm Desert
CA, Pleasanton
CA, Riverside

CA, San Diego
CA, San Diego - North
CA, San Francisco
CA, San Luis Obispo
CA, Santa Barbara
CA, Stockton
CA, Temecula Valley
CA, Victorville
CA, Walnut Creek
ID, Boise
NV, Las Vegas
NV, Reno
WA, Bellevue
WA, Seattle
WA, Tacoma

● SOUTHWEST

AZ, Phoenix
CO, Denver
TX, Austin
TX, Dallas
TX, Houston

● MIDWEST

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IL, Chicago
KS, Kansas City
OH, Cincinnati
OH, Cleveland
OH, Columbus
MI, Southfield
MN, Twin Cities
MO, St. Louis
NE, Lincoln
NE, Omaha
WI, Madison

● NORTHEAST

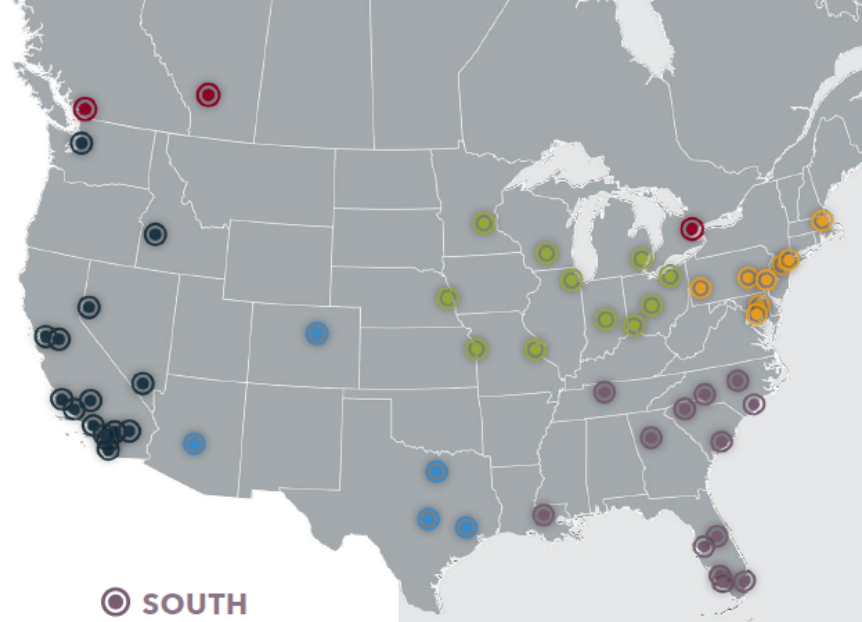
DC, Washington
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MD, Chesapeake Region
NY, Long Island / Queens
NY, New York City
NJ, Edison
NJ, Elmwood Park
NJ, Whippany
PA, Mechanicsburg
PA, Pittsburgh
PA, Plymouth Meeting

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FL, Deerfield Beach
FL, Fort Myers
FL, Miami
FL, Naples
FL, Orlando
FL, Tampa Bay
GA, Atlanta
LA, Baton Rouge
LA, Lafayette
TN, Nashville
NC, Charlotte
NC, Raleigh
NC, Wilmington
SC, Charleston
SC, Greenville
SC, Spartanburg

● CANADA

AB, Calgary
BC, Vancouver
ON, Toronto



2+
BILLION
IN BROKERED SALE &
LEASE SF OVER 5 YEARS

\$120+
BILLION
IN TRANSACTION
VOLUME OVER 5 YEARS

1,750
PROFESSIONALS
AND GROWING
INTERNATIONALLY

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