



**Investment  
Properties  
Corporation**

**FOR LEASE - FLEX SPACE**  
**6100 Shirley St. S, #3 | Naples, FL 34109**  
📍 Located off Shirley St. | Naples Industrial Park



**FULLY AIRCONDITIONED | 7,837 SF WAREHOUSE**

**Tara L. Stokes | 239-261-3400 ext. 176 | [tara@ipcnaples.com](mailto:tara@ipcnaples.com)**

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)  
*Licensed Real Estate Broker*



## OFFERING SUMMARY

SUITE	SQUARE FOOTAGE	PSF/YR	EST. 2025 CAM PSF/YR	AVAILABLE	MONTHLY TOTAL
#3	7,837 SF	\$20.00	\$4.00 PSF	IMMEDIATELY	\$15,674.00

Warehouse space located in the heart of Naples Industrial Park. This versatile unit features a storefront office, two-restrooms, water fountains, a convenient roll-up door, and soaring 26' ceilings - ideal for a variety of industrial or commercial uses. Don't miss this rare opportunity to lease high-quality space in a prime Naples location.

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Est. Population	5,680	50,330	112,371
Est. Avg. Household Income	\$155,611	\$202,091	\$182,609
2024 AADT Traffic Count	54,000 cars on Pine Ridge Rd daily		



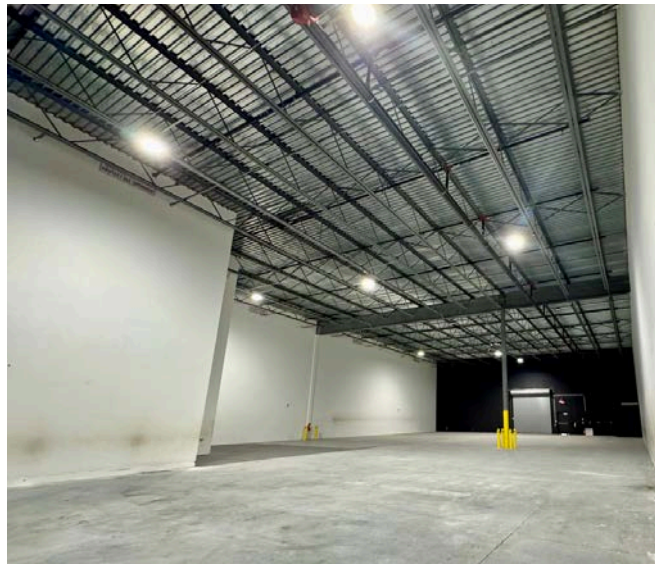




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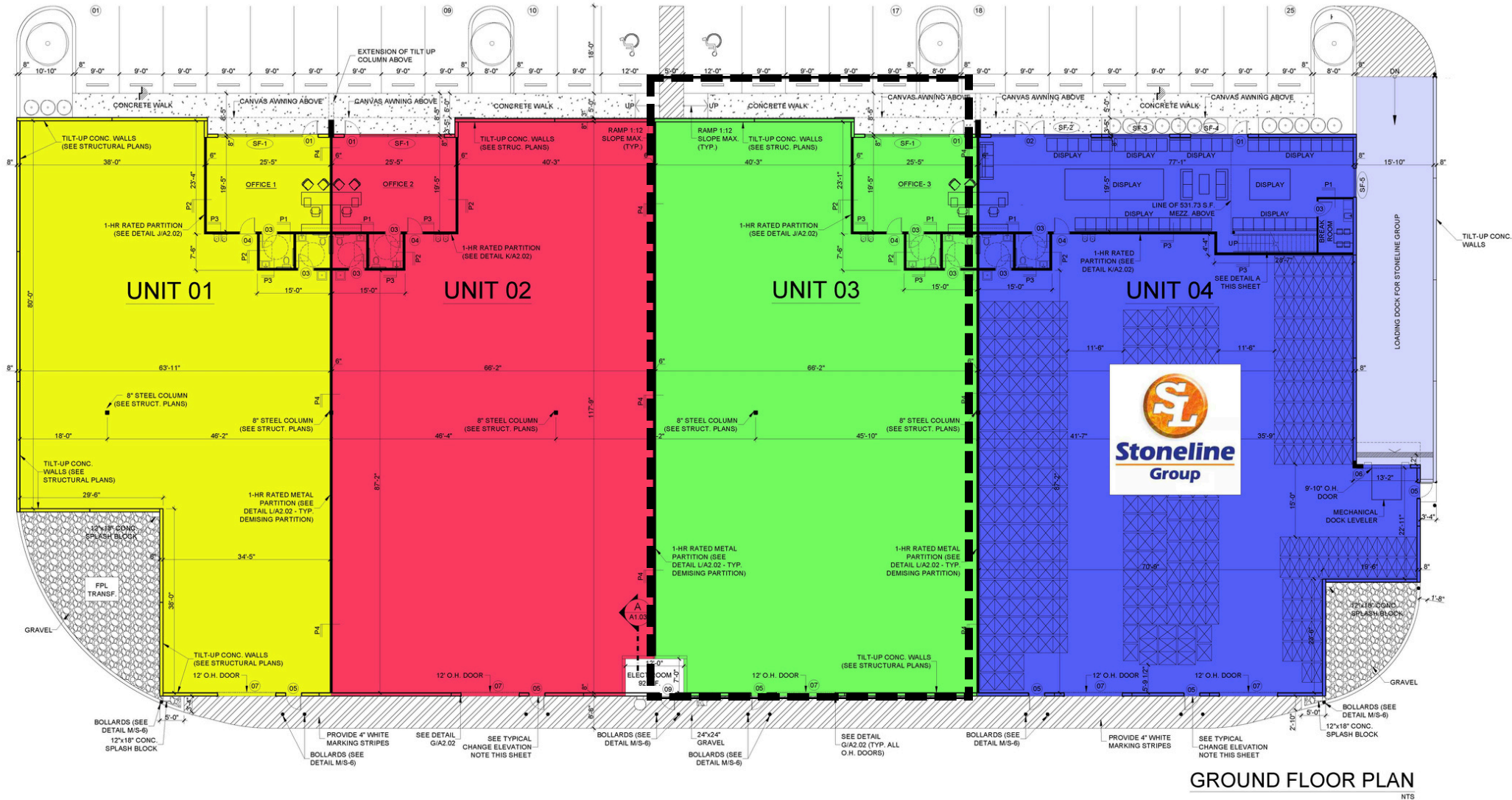




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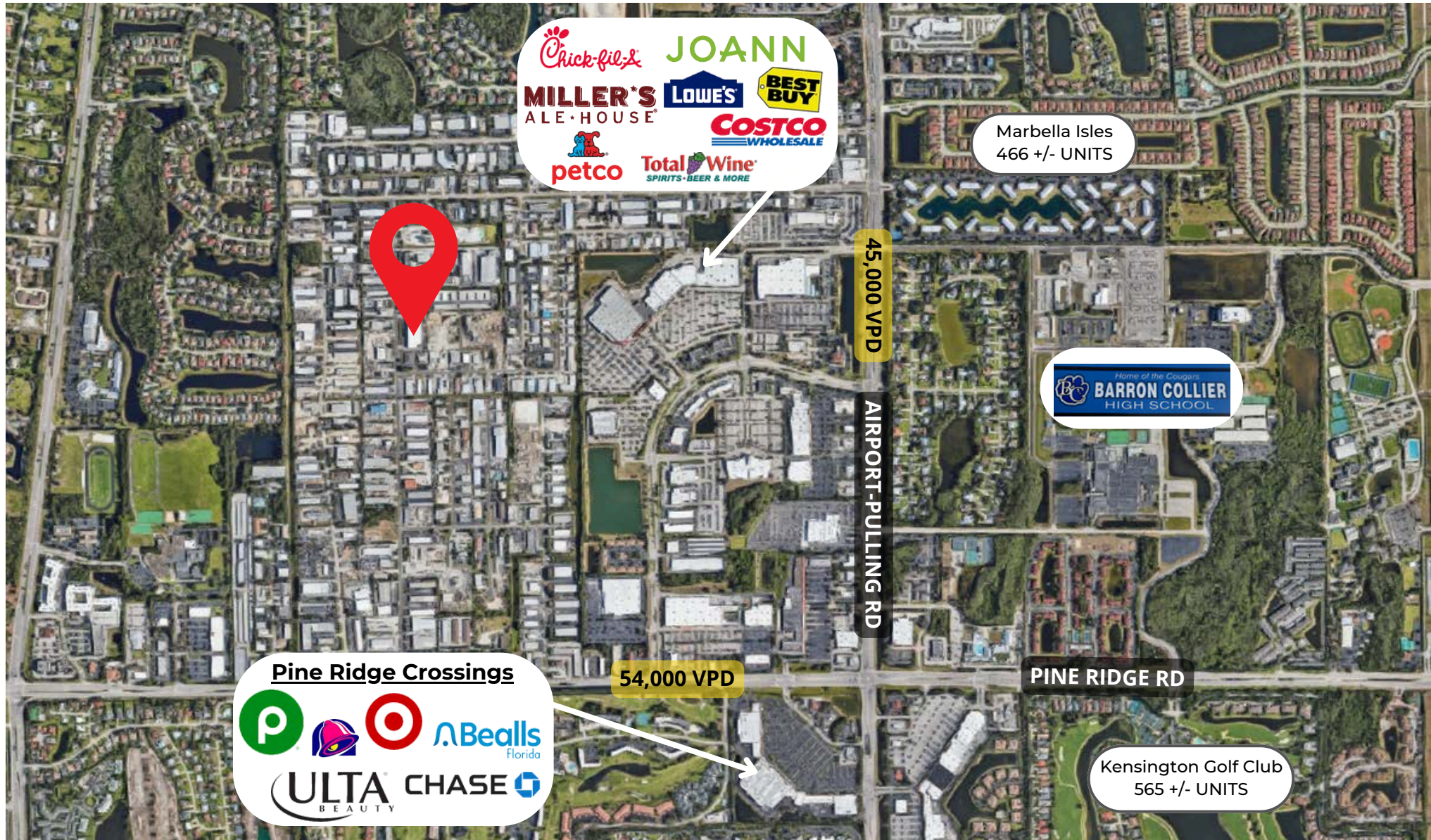




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