



LSI
COMPANIES

OFFERING MEMORANDUM

13,200± SQ.FT FREESTANDING WAREHOUSE

FOR SALE OR LEASE - 5939 SHIRLEY STREET, NAPLES, FL

PROPERTY SUMMARY

Property Address: 5939 Shirley Street
Naples, FL 34109

County: Collier

Property Type: Industrial Warehouse

Property Size: 0.88± Acres

Building Size: 13,200± Sq. Ft.

Zoning: Industrial

Tax Information: \$20,718.36 (2025)

STRAP Number: 00246760007

LEASE RATE:

\$20 PSF NNN

Monthly rent payment: \$22,000 + RE Taxes, Insurance, Utilities

SALE PRICE:

\$5,850,000

This is a confidential offering - please do not disturb the occupants. Inquire for further information

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SALES EXECUTIVES



Drew Davis
Sales Associate



Eric Edwards, CCIM
Senior Broker Associate



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

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Drew Davis - ddavis@lsicompanies.com | (239) 249-9961

OFFERING PROCESS

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

PROPERTY OVERVIEW

- Year Built: 1974
- (9) Total Drive In Doors:
 - (6) 12' x 12'
 - (3) 14' x 12'
- 3-Phase Power
- 24-Gauge Metal Panel Roof
- Ceiling Height: 16' (Center) / 14' (Eave)
- Perimeter Fence & Motorized Gates
- HVAC: 5 Ton Split System
- All Utilities Available
- 38 Parking Spaces

**Please do not disturb the tenant and do not visit the property unless accompanied by one of the representing brokers from LSI Companies.*



PROPERTY HIGHLIGHTS



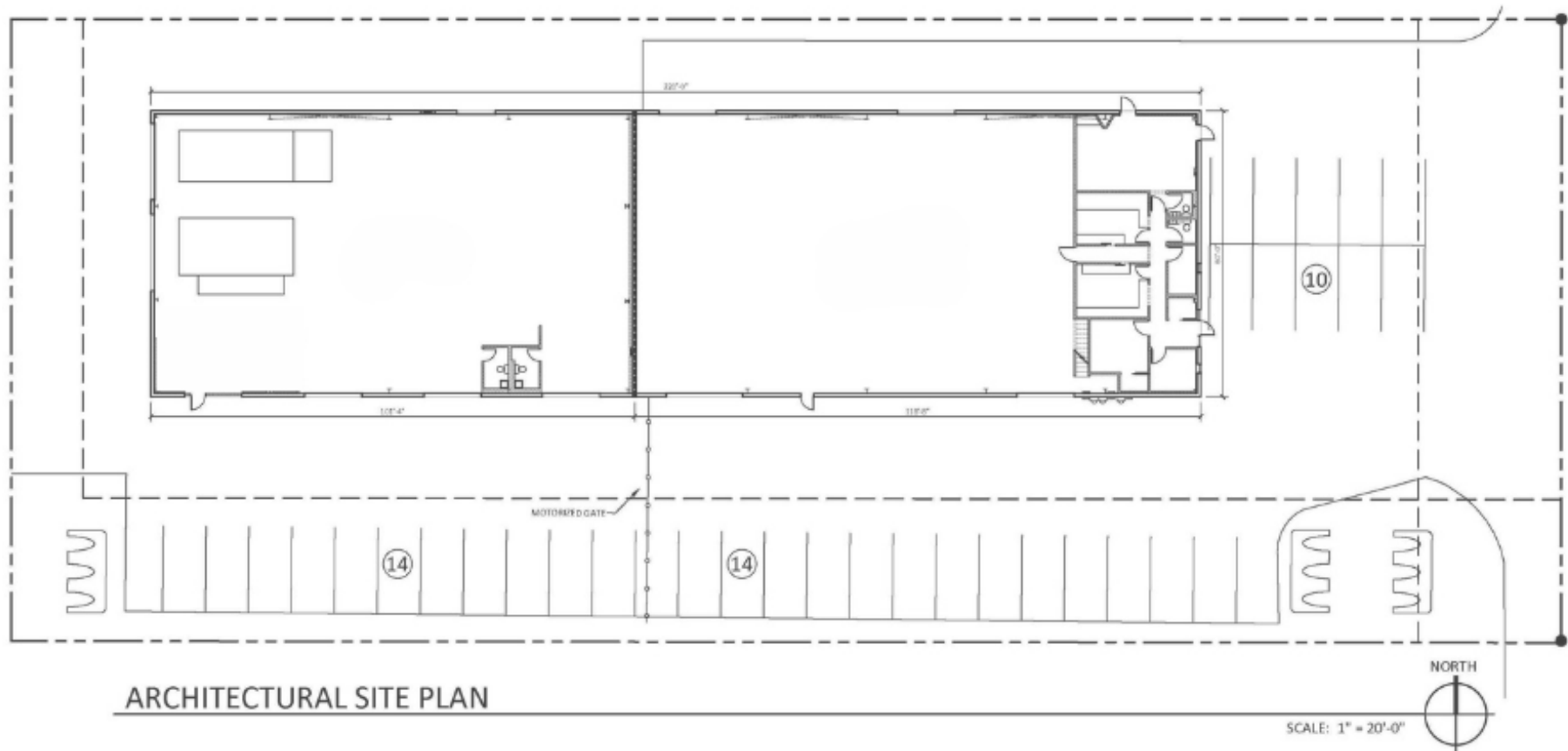
- (4) Offices
- (4) Restrooms
- (2) Warehouses
- (2) Paint Booths
- Loft
- Showroom
- File Room
- IT Closet

BUILDING OVERVIEW

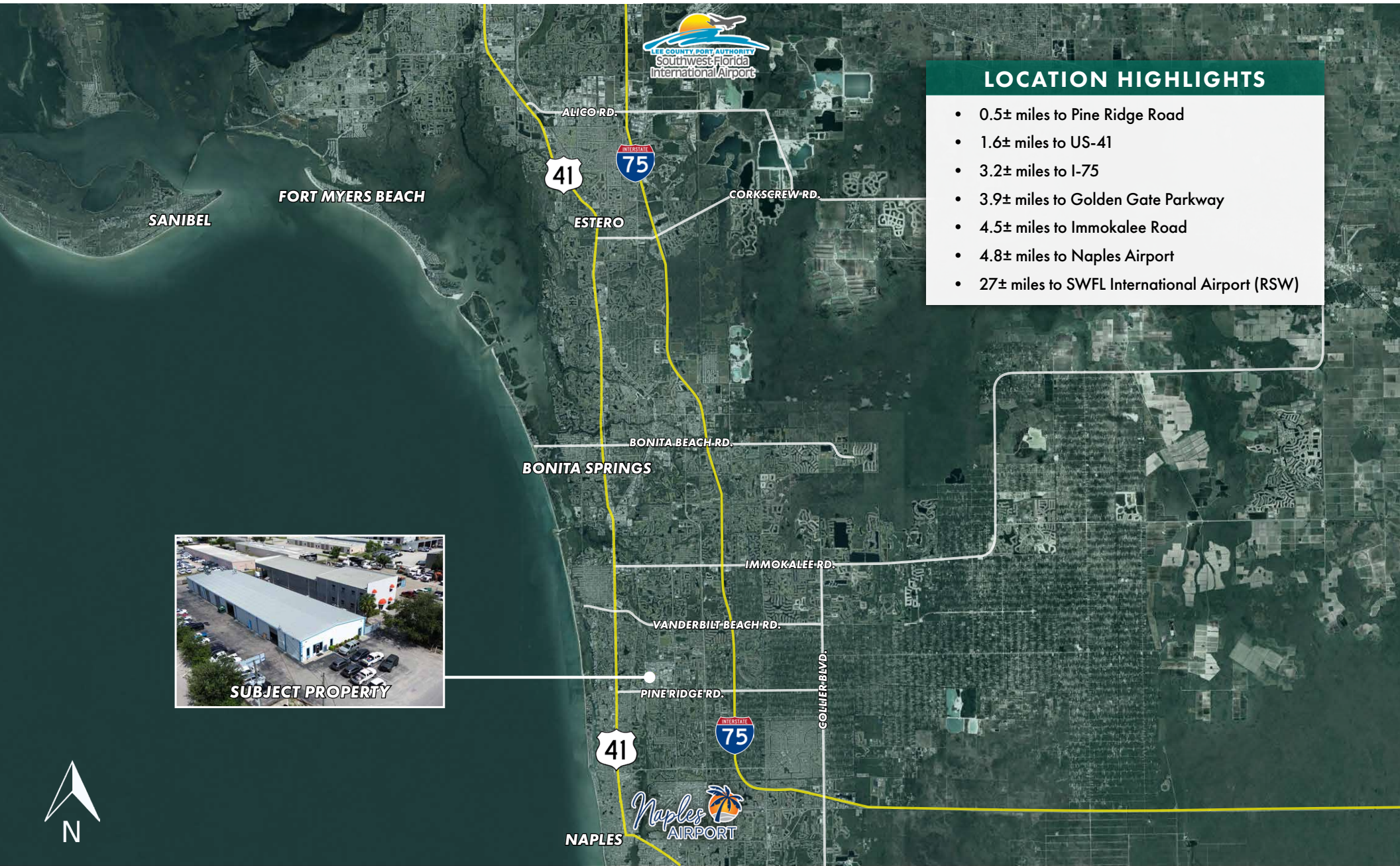
Warehousing	11,250± Sq. Ft.
Unit 1	5,370± Sq. Ft.
Unit 2	5,873± Sq. Ft.
Office Space	1,950± Sq. Ft.
General Office	545± Sq. Ft.
Showroom	394± Sq. Ft.
Loft	960± Sq. Ft.
Total	13,200± Sq. Ft.



FLOOR PLAN



LOCATION



LOCATION HIGHLIGHTS

- 0.5± miles to Pine Ridge Road
- 1.6± miles to US-41
- 3.2± miles to I-75
- 3.9± miles to Golden Gate Parkway
- 4.5± miles to Immokalee Road
- 4.8± miles to Naples Airport
- 27± miles to SWFL International Airport (RSW)



SUBJECT PROPERTY





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.