

WAREHOUSE UNITS AVAILABLE IN THE HEART OF NAPLES ART DISTRICT

5450 SHIRLEY ST

FOR LEASE

NAPLES, FL 34109



MATTHEWS™

LEASING HIGHLIGHTS

Join leading businesses in the heart of Naples, Florida. Ideal for industrial users, service providers, and professionals looking to capitalize on prime locations near major freeways and key attractions.



PROPERTY OVERVIEW

- **Lease Rate** — \$2,700/Month + Electric (Per Unit)
- **Available Units:**
 - Unit 2 - 1,125 SF
 - Unit 7 - 1,125 SF
 - Unit 10 - 1,125 SF
 - Clear Heights - 18' Peak - 14' Eave
 - Overhead Doors - 14' Height
 - Parking - 1-2 Spaces Each Unit
 - Private Restroom in Each Unit
- **Strategic Location** — Located in the Pine Ridge Industrial corridor, this site is centrally located within the Naples market with easy access to both I-75 (3 Miles) & US-41 (1 Mile).
- **Immediate Availability** — All three units are available for immediate occupancy and can be delivered move-in ready for the next tenant.
- **Flexible SF Accommodations** — Tenants can lease a single unit or combine multiple units to accommodate space requirements ranging from 1,125 SF to 3,375 SF.
- **General Industrial Zoning (I)** - The General (I) industrial district permits a wide variety of uses such as (but not limited to) manufacturing, processing, storage, warehousing, wholesaling, and distribution activities.



NAPLES, FL

Naples, Florida, is a coastal city on the Gulf of Mexico, known for its beaches, outdoor recreation, and shopping districts. The city's shoreline features soft, white sand and calm waters, making it a popular spot for swimming, shelling, and fishing. Boating is a common activity, with marinas and docks providing access to both the Gulf and inland waterways. The city's downtown area, particularly Fifth Avenue South and Third Street South, is lined with a variety of shops, restaurants, and galleries, attracting both locals and tourists. Naples also has several parks and nature preserves, offering trails, picnic areas, and scenic views of the surrounding landscapes.

The city is ranked the sixth-highest per capita income in the country. Its economy is largely based on tourism, real estate development, and agriculture. Due to its proximity to the Everglades and Ten Thousand Islands, Naples is also popular among ecotourists. Companies based in Naples include ACI Worldwide, Beasley Broadcast Group, ASG Technologies, and Arthrex, a global medical device company. The surrounding Naples metro area is also home to major private employers such as Fortune 1000 company Health Management Associates and technology company NewsBank.

3 MILE RADIUS

56,730

2024 POPULATION

27,394

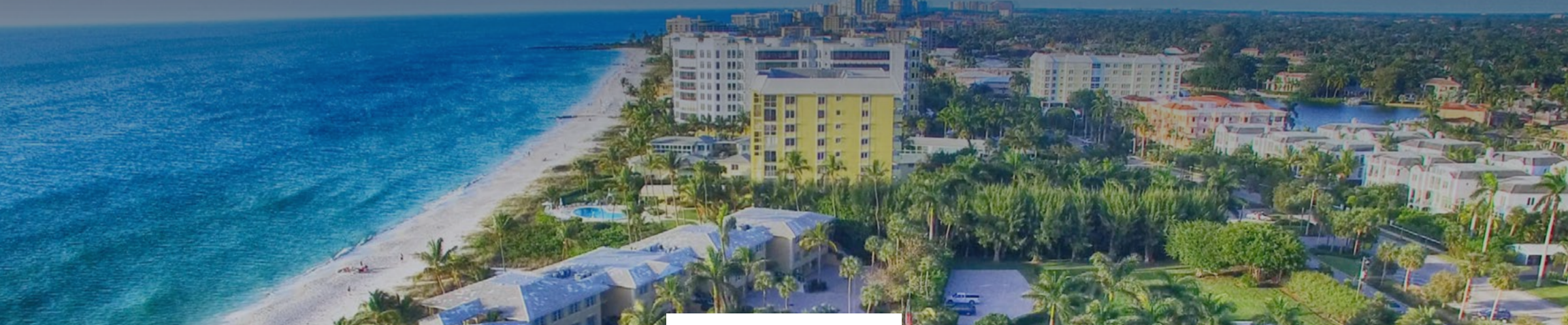
2024 HOUSEHOLDS (HH)

\$138,896

AVG HH INCOME

60

MEDIAN AGE



Subject Property

Barron Collier High School
±1,532 Students



Club Pelican Bay
Country Club

Pine Ridge Rd ± 59,500 VPD

Waterside Shops
ATHLETA TALBOTS
SEPHORA free people
TESLA california pizza kitchen True Food
ANTHROPOLOGIE



Pine Ridge Crossing
TACO BELL Arby's Publix
ULTA BEAUTY TARGET

Carillion Place
Walmart Neighborhood Market DSW
five BELOW ROSS DRESS FOR LESS TJ-maxx
OfficeMax DOLLAR TREE Applebee's

Coastland Center
Dillard's JCPenney
macy's FOREVER 21
Starbucks EXPRESS VICTORIA'S SECRET
Cheesecake Factory AÉROPOSTALE

Wyndemere
Country Club

75 ± 79,000 VPD

Naples Plaza
Office DEPOT CLOUTIER
AT&T Marshalls
Publix

Golden Gate Pkwy ± 48,000 VPD

Naples Grande
Country Club



Naples Airport
±130 Employees
±200,000 Annual Passengers

Publix Advance Auto Parts
ALDI FIVE GUYS BURGERS and FRIES CHASE
Starbucks Walgreens
T-Mobile WELLS FARGO FirstWatch 7-ELEVEN

Public Storage 7-ELEVEN

Gulfview Middle School
±589 Students

Tamiami Trail N ± 40,000 VPD

WAREHOUSE UNITS AVAILABLE IN THE HEART OF NAPLES ART DISTRICT

5450 SHIRLEY ST

NAPLES, FL 34109

EXCLUSIVELY LEASED BY

KYLE MATTHEWS

BROKER OF RECORD

Broker Lic No. BK3554632 (FL)

Firm Lic No. CQ1066435 (FL)

This Leasing Package contains select information pertaining to the business and affairs located at **5450 Shirley St, Naples, FL** ("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.

MATTHEWS™