



investment
properties
corporation

FOR LEASE

available



5939 Shirley Street, Unit B

5939 Shirley Street, Condo Unit B

Rent: \$12 PSF + \$3.00 CAM (\$8,437.50 + FL Sales Tax)

- 6,750 SF unit
- 2 restrooms
- 3 - 12' X 12' garage doors
- 3 phase power
- 11 parking spaces on side of building
- Center height 16'
- Eave height 14'

CONTACT (239) 261-3400

William V. Gonnering, CCIM, SIOR ext. 162 bill@ipcnaples.com
Christine McManus, CCIM, SIOR ext. 163 christine@ipcnaples.com



Investment Properties Corporation of Naples
3838 Tamiami Trail North, Suite 402 Naples, Florida 34103-3586
Tel 239.261.3400 fax 239.261.7579 www.ipcnaples.com

Licensed Real Estate Broker

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.

5939 Shirley Street

Costs for improvements:

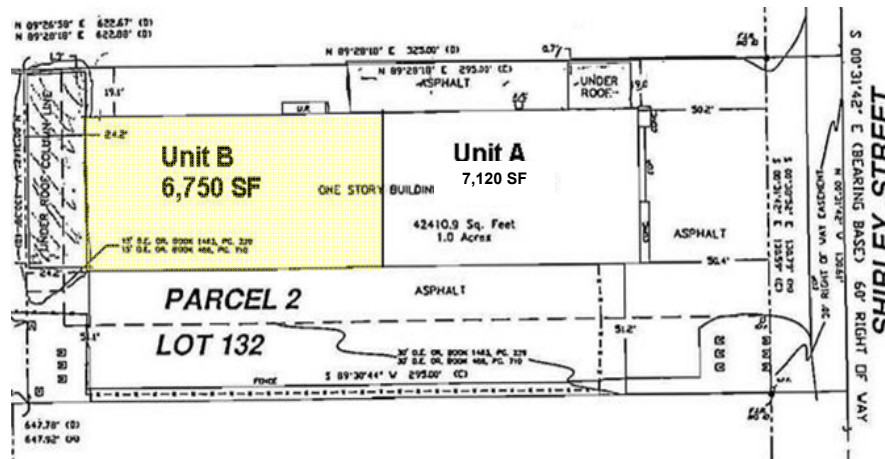
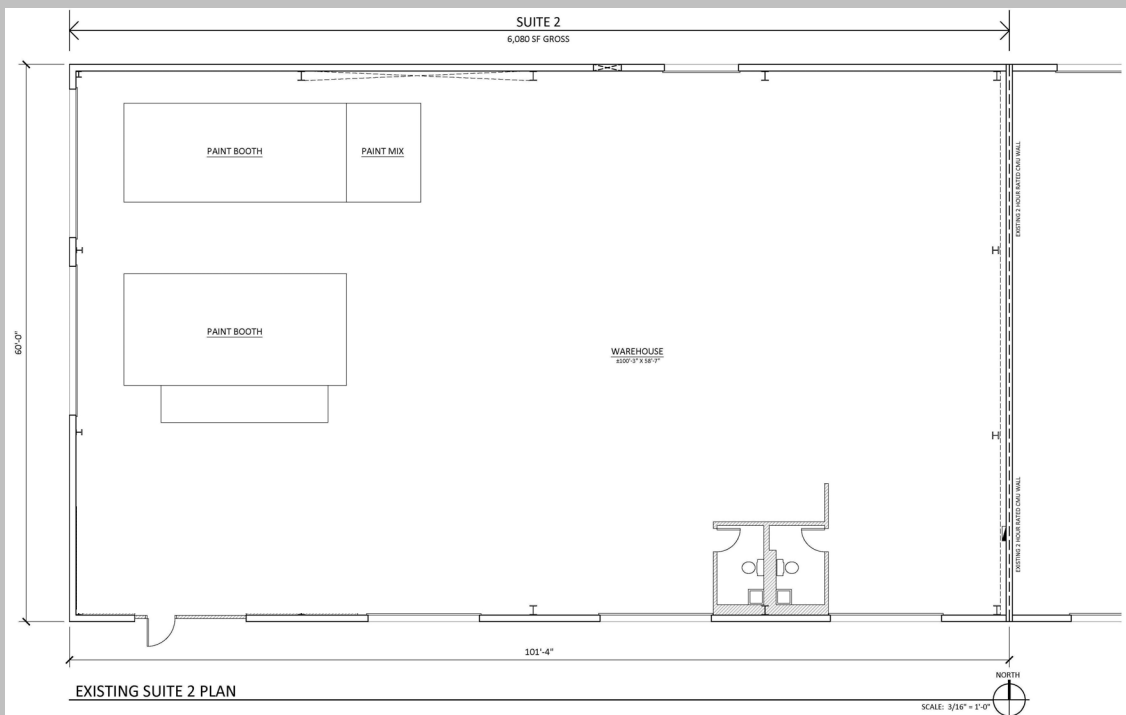
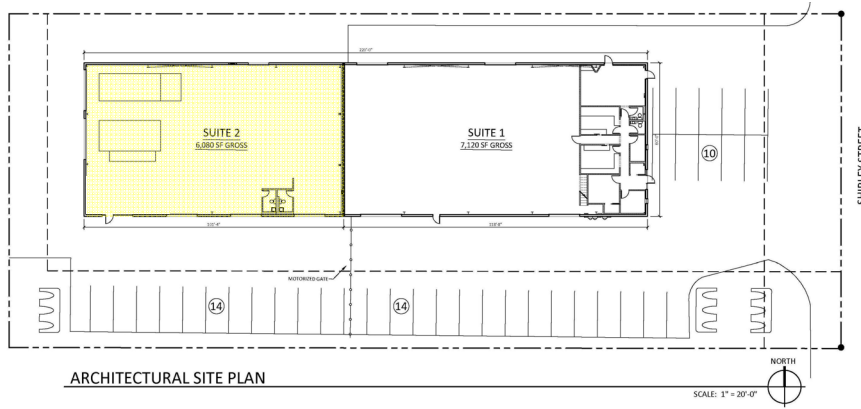
New Roof	\$120,000
Electrical Work and LED lighting	\$ 20,000
Paint	\$ 20,000
Asphalt	\$ 20,000
Personnel Doors	\$ 3,000
Overhead Doors with reinforced jambs	\$ 37,000
New Walls and structural members	\$ 50,000
Plumbing fixtures for rear bathrooms	\$ 3,000
New AC system	\$ 9,500

List of improvements:

- 1) LED Hi Bay lighting throughout warehouse
- 2) New steel coiling wind rated overhead doors that meets current codes
- 3) New hollow metal wind rated doors that meets current codes
- 4) New 24 ga screw down roof system to current codes.
- 5) New AC system
- 6) 3 phase electrical power with heavy amperage
- 7) New metal wall siding that meets current codes.
- 8) Building is 1' above current flood elevation. No need to worry about FEMA remodeling or repair thresholds or limits on adding additional square footage.
- 9) 38 parking spots which allows for most all industrial occupancies



5939 Shirley Street





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WAREHOUSE

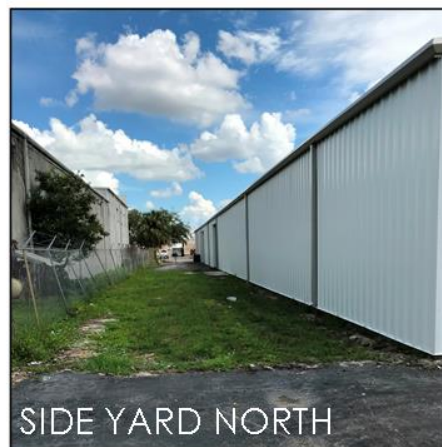


UNIT B PAINT BOOTH



SHOWROOM

**CLICK HERE FOR LINK TO
GOOGLE MAPS:**
<https://goo.gl/maps/cJ4ybWE6qqn>



SIDE YARD NORTH



SIDE YARD SOUTH

