

5780 UNIT 4  
TAYLOR ROAD  
NAPLES, FL 34109



FOR SALE

INDUSTRIAL / FLEX CONDO  
OFFICE/WAREHOUSE

ASKING PRICE: **\$900,000**

SIZE (SF): **4,640± SF**

- 1,837± SF Ground Floor Office Area
- 841± SF Ground Floor Warehouse Area
- 1,962± SF Second Floor Storage

OVERHEAD DOORS: **One (1) 14' Grade-Level**

CLEAR HEIGHT: **21'**

YEAR BUILT: **1998**

ZONING: **I - Industrial** [Click Here for Uses](#)



## PROPERTY OVERVIEW

Position your business in the heart of North Naples with the opportunity to acquire a highly functional flex industrial condo designed to accommodate a variety of showroom, office, warehouse, storage, and light industrial uses. This two-story end-cap unit offers excellent visibility and features 21' clear height, a 14' grade-level overhead door and distinctive architectural design. The flexible layout is well suited for contractors, trade businesses, distributors, service companies, and owner-users seeking operational versatility. The site also includes a secure, fenced outdoor storage area. Zoned Industrial and located within one of Collier County's most supply-constrained industrial submarkets, this offering presents a rare opportunity to acquire a well-located industrial asset in North Naples.



I-75

3.2 MILES - 7 MINUTES AWAY

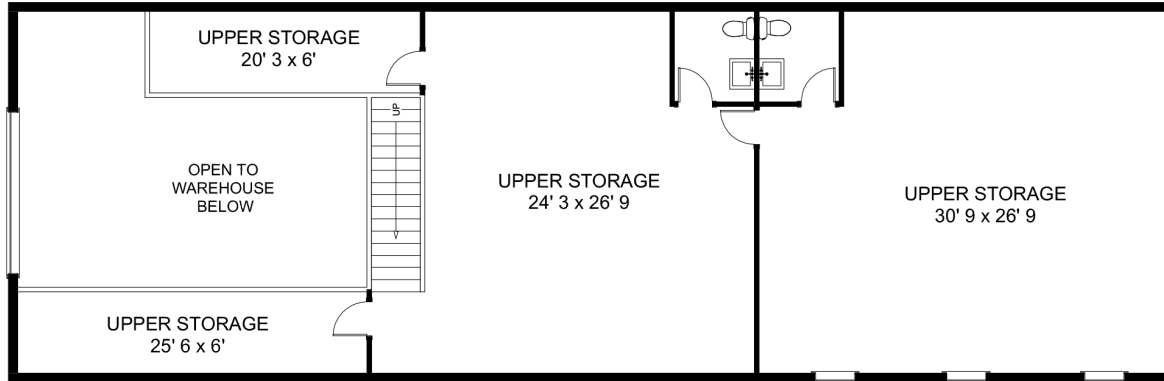
PINE RIDGE RD

AAJF: 54,000

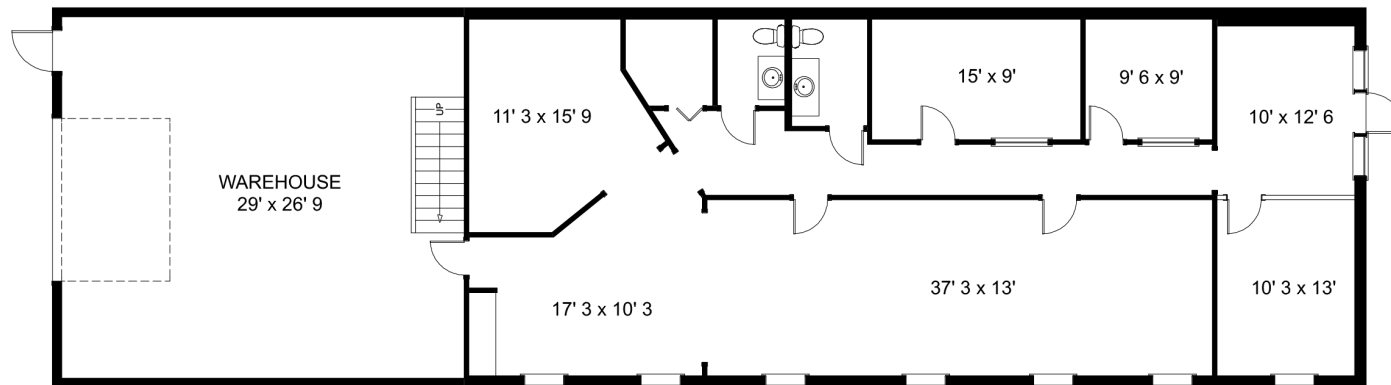
UNIT 4  
4,640 SF



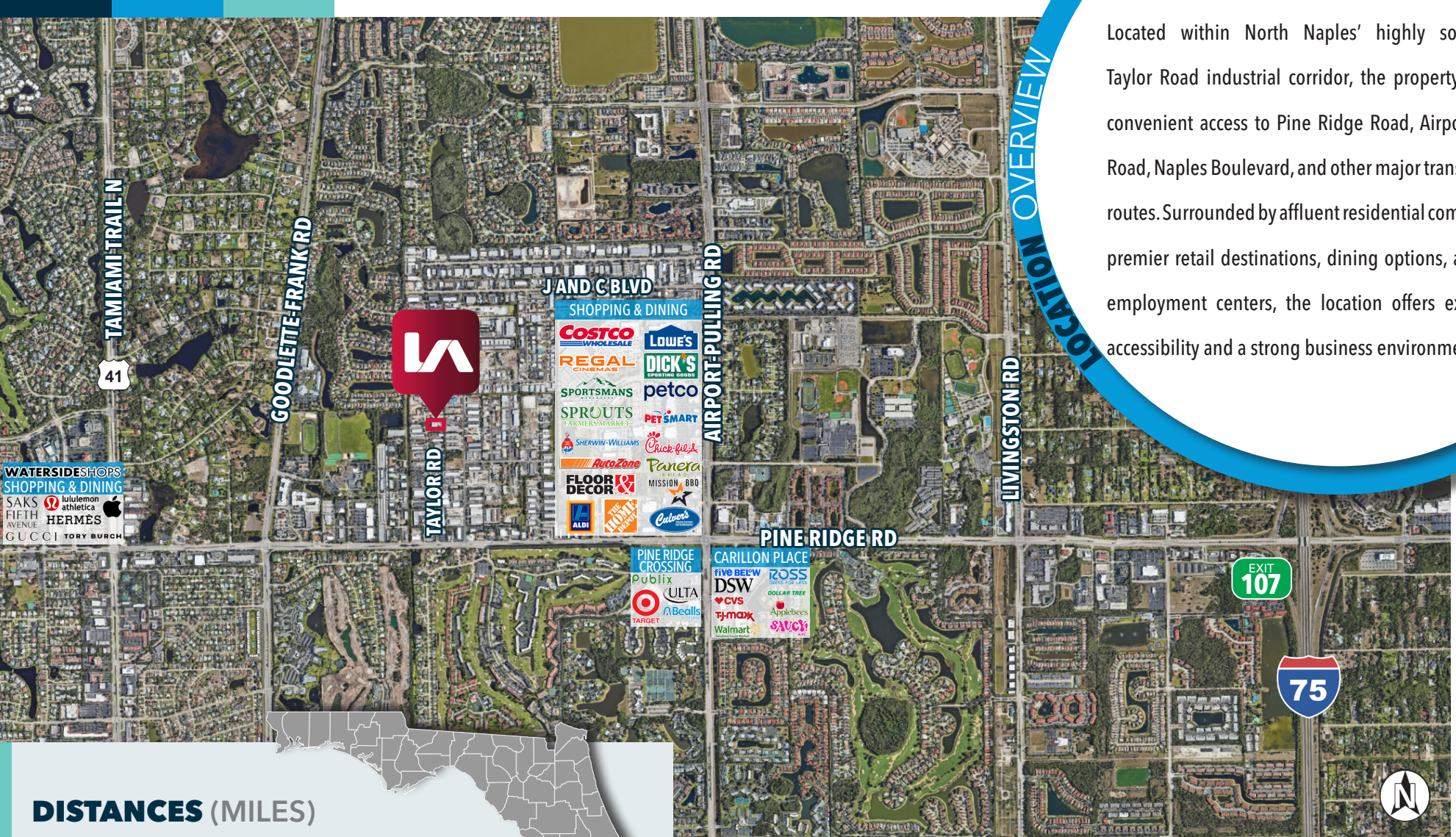
2nd  
FLOOR



1st  
FLOOR







Located within North Naples' highly sought-after Taylor Road industrial corridor, the property provides convenient access to Pine Ridge Road, Airport-Pulling Road, Naples Boulevard, and other major transportation routes. Surrounded by affluent residential communities, premier retail destinations, dining options, and major employment centers, the location offers exceptional accessibility and a strong business environment.

**WATERSIDE SHOPS**  
SHOPPING & DINING  
SAKS FIFTH AVENUE  
GUCCI  
HERMES  
TORY BURCH  
lululemon athletica  
Apple

**J AND C BLVD**  
SHOPPING & DINING  
COSTCO WHOLESALE  
LOWE'S  
REGAL CINEMAS  
DICK'S SPORTING GOODS  
SPORTSMANS  
SPROUTS FARMERS MARKET  
PET SMART  
SHERWIN-WILLIAMS  
Crick-fresh  
AutoZone  
Panera  
FLOOR DECOR  
MISSION BBQ  
ALDI  
HOME DEPOT  
Culver's

**PINE RIDGE CROSSING**  
Publix  
TARGET  
ULTA  
Bealls

**CARILLON PLACE**  
FIVE BELOW  
DSW  
ROSS  
DOLLAR TREE  
CVS  
Tj-max  
Walmart  
Applebees  
SAUCY'S

## DISTANCES (MILES)

US 41.....	1.5
I-75.....	3.2
SWFL INTERNATIONAL AIRPORT (RSW).....	27.7
MIAMI.....	130
TAMPA.....	161



## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
54,000 (Pine Ridge Road)	2025
45,000 (N Airport Road)	

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**EXCLUSIVE LISTING AGENTS:**

**CODY SHADLEY**

Senior Vice President

**239.398.7349**

[cshadley@lee-associates.com](mailto:cshadley@lee-associates.com)

**BRYAN FLORES**

Senior Vice President

**239.682.7444**

[bflores@lee-associates.com](mailto:bflores@lee-associates.com)



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PROPERTY TOUR

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06/22/26

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