

Shirley Steet HUB

5673 Shirely St Naples FL 34109

Flex Warehouse Space For Lease or Sale



For Lease or Sale

Fully Air Conditioned Space

Sq. Ft. 2,520 to 24360

Shirley Street HUB: Premier Class A Flex Space in Naples, FL

Discover your ideal business space at **Shirley Street HUB**, the latest Class A industrial flex development by Bartley Realty in Naples, FL. Offering both **purchase and lease options**, Shirley Street HUB is designed for modern business needs, combining convenience, durability, and style. For more information, please call 239-261-1186.

Experience Matters

David R. Bartley, Sr
Broker/General Partner
Bartley Realty LLL

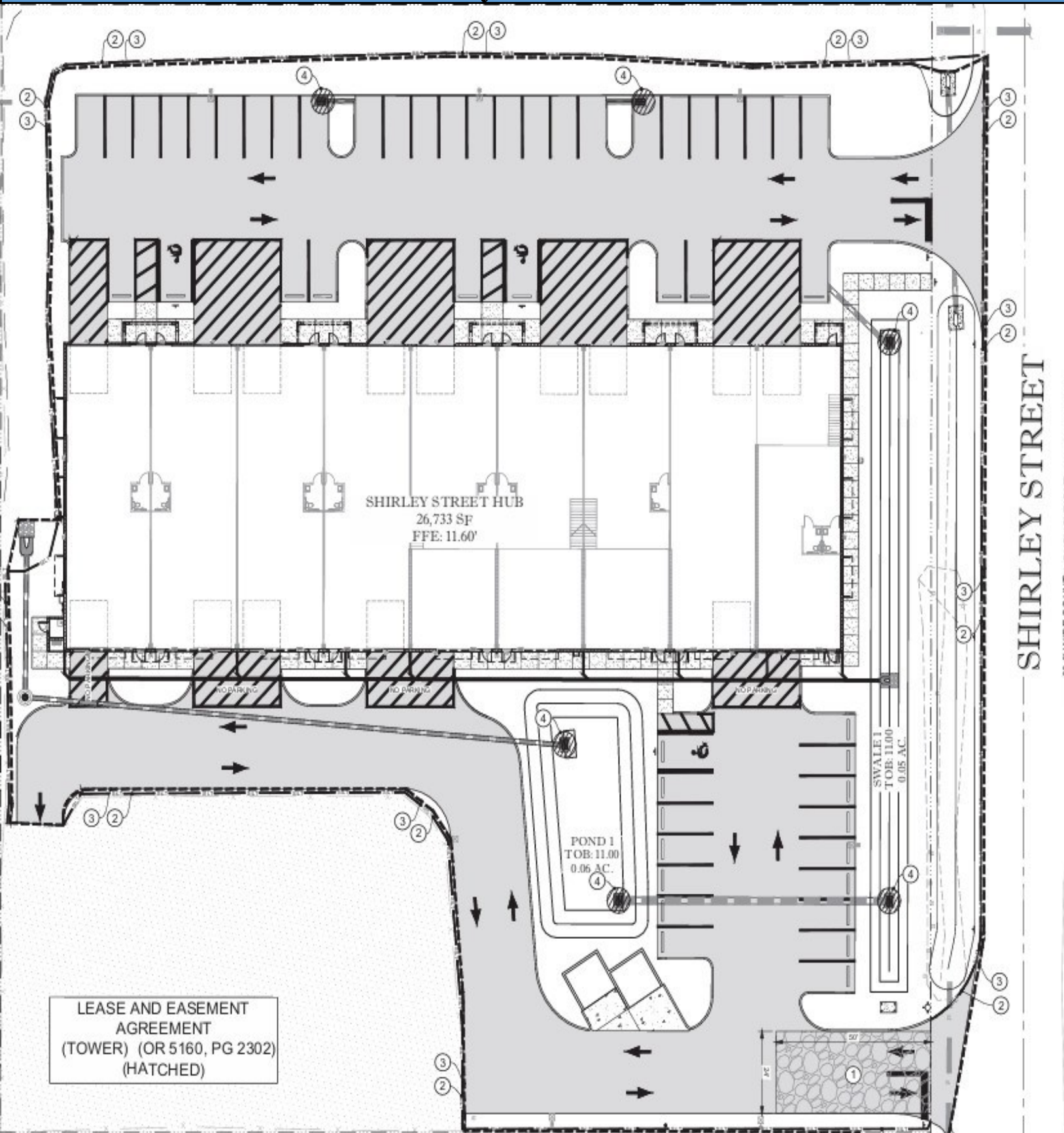
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Shirley Street HUB Pricing Spreadsheet 8/4/26

Unit Number	Unit Size	Sales Price	Lease Rate	Base Rent PY	Base Rent PM
101	5,040	\$2,646,000	LEASED		
101 Mezz	1,644	\$431,550	LEASED		
102	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00
102 Mezz	803	\$200,750	\$18.00	\$14,454.00	\$1,204.50
103	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00
103 Mezz	803	\$200,750	\$18.00	\$14,454.00	\$1,204.50
104	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00
104 Mezz	803	\$200,750	\$18.00	\$14,454.00	\$1,204.50
105	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00
106	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00
107	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00
108	2,520	\$1,260,000	\$26.00	\$65,520.00	\$5,460.00



Special Developer Financing

I. Program Overview

- A. No Bank Fees
- B. No Points
- C. No Prepayment Penalty
- D. No Appraisal Fee

II. Available Programs – Expedited Approval Process - Down payment 20%

- A. Program 2: Interest Only Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Three-Year Ballon.
 - c. Payment Structure: Interest-only for the first three years
 - d. Benefits: Low monthly payments
- B. Program 3: Principal and Interest Commercial Loan
 - a. Interest Rate: 8.0%
 - b. Five-Year Ballon
 - c. Payment based on a twenty-year amortization period.
 - d. Benefits: Build gradual equity with a structured payment plan

“All Programs are contingent upon Credit worthiness and an \$1,850 Document Preparation Fee.”

Contact a Bartley Realty LLLP representative for more information, call 239-261-1186

Shirley Street HUB

INDUSTRIAL CONSTRUCTION CRITERIA

Hurricane Protection:

Building Rated to 157 MPH wind load.

All windows and doors are impact rated.

Roof:

Roof to be a single slope roof – Low Eave 19' High Eave 22'7"

Floors:

All floors to be a minimum 5", 3000 PSI smooth trowel finish concrete slab over vapor barrier on graded and compacted.

fill.

Walls:

Exterior walls: Masonry block to receive furring strips and 5/8" fire-rated gypsum board to ceiling line, primed.

Doors:

Front door: Double door storefronts with transom above

Building standard hardware including lockset, deadbolt with door closer, weather stripping and threshold.

Heavy duty motorized, insulated hurricane rollup door 14' x 14'.

Exterior Metal door 3'0" x 7'0" at back of unit

Windows:

All windows to be Low E Impact glass, ¼ grey tint.

Fire Protection:

Fire Sprinkler

Developer will install a complete automatic sprinkler system (wet) for the Building and Premises, as required by local codes and Factory Mutual (F.M.) requirements. The design of such a system and the number and location of sprinkler heads to be installed shall be in accordance with the Developer base interior design. Any modifications to base design required by Owner's interior design or proposed use or occupancy shall be performed by the Developer's fire protection contractor for said site and shall be at Owner's sole cost and expense. Sprinkler heads will be provided at approximately a minimum of 10' above finish floor (AFF).

Buyer _____

Seller _____

Fire Alarm

Provide fire alarm system as required by the local jurisdiction having authority. Any modifications or additional fire

systems and alarms required by Owner's interior design or proposed use, or occupancy shall be performed by the

Developer's contractor for said site and shall be at Owner's sole cost and expense.

HVAC - (Heating, Ventilation, and Air-Conditioning):

1. Two end units have an 8.5-ton RTU with fiberglass duct board trunk lines from front to back of the unit.
2. Middle units all have a 6-ton RTU with fiberglass duct board trunk lines from front to back of the unit.
3. Provide return and supply air handler split system with fiber board duct system.
4. Provide a standard heat/cool thermostat mounted 5'-0" AFF in retail space.
5. One (1) exhaust fan in the toilet area.
6. The system shall be designed to meet applicable energy codes and standard mechanical code or SFBC as applicable.

Electrical Supply:

Panels

200A 120/208V panels each unit

Outlets

1. Recessed duplex outlets @ 12'-0" on center (OC) along demising walls.

Light Switches

1. One (1) light switch in restroom (combination light switch/exhaust fan control) with occupancy sensor.
2. One (1) switch is provided at the entrance.

Bathroom

1. ADA Bathroom

Lighting

1. Overhead LED lighting
2. Wall-mounted emergency lights per code.

Buyer _____

Seller _____

Telephone & Cable:

Conduit provided to each unit – Owner/Tenant to contract with service provider to run service to unit.

Ceiling Height:

Clear heights range from approximately 19' to 22'7”.

NOTE: All preceding information is contingent upon approval by local jurisdiction having authority.

Buyer _____

Seller _____

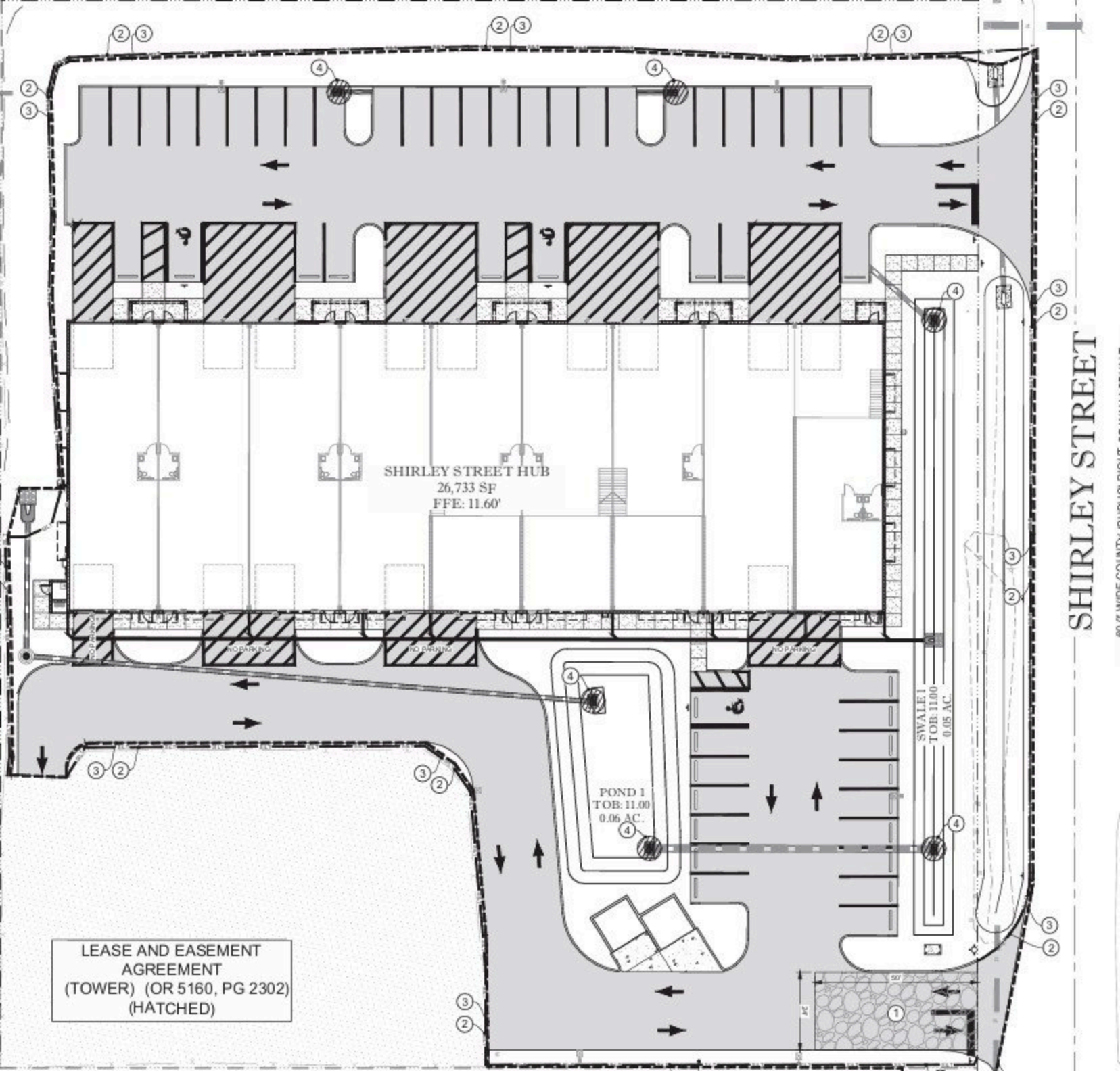
SHIRLEY STREET

SHIRLEY STREET HUB
26,733 SF
FFE: 11.60'

POND 1
TOB: 11.00
0.06 AC.

SWALE 1
TOB: 11.00
0.05 AC.

LEASE AND EASEMENT
AGREEMENT
(TOWER) (OR 5160, PG 2302)
(HATCHED)



Shirley Street HUB- 5651 Shirley St Estimated Expenses 2026	
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