



Investment  
Properties  
Corporation

FOR SALE - OFFICE/WAREHOUSE

📍 4584 Mercantile Avenue, Naples, FL 34104

# NAPLES AIRPORT BUSINESS PARK



Industrial building on .99 acres including 14,400 SF fenced storage area

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402

Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

Christine McManus, CCIM, SIOR | 239-777-2020 | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)

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.





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## OFFERING SUMMARY

<u>PRICE:</u>	<b>\$3,150,000</b>
<u>SIZE:</u>	<b>9,350 total SF</b>
<u>LOT SIZE:</u>	<b>.99 acres</b>
<u>ZONING:</u>	<b>Industrial</b>
<u>YEAR BUILT:</u>	<b>1989</b>
<u>FLOOD ZONE:</u>	<b>X - 500</b>
<u>BUILDING HEIGHT:</u>	<b>15'</b>
<u>GARAGE DOORS:</u>	<b>5 - 12' X 12' 1 - 8' X 10' + 14,400 SF yard</b>
<u>PARKING:</u>	<b>29 spaces</b>
<u>RE TAXES:</u> <small>2024</small>	<b>\$13,402.90</b>



## MULTI-TENANT INDUSTRIAL BUILDING

The industrial building features concrete block construction with a new roof in last 10 years and man doors in 2024 on a 1 acre lot. Signage available. Fenced rear storage area approximately 14,400 SF. Recently removed trees, new exterior lighting, gutters and separately metered electric. Shorter term leases in place.

**CONTACT**  **(239) 777-2020**



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**SIOR**

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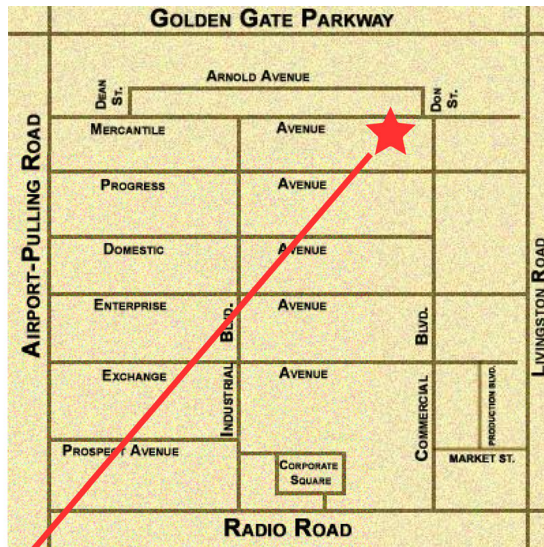




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