

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
Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | 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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Corporation**

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OFFERING SUMMARY

PRICE: \$3,150,000

SIZE: 9,350 total SF

LOT SIZE: .99 acres

ZONING: Industrial

YEAR BUILT: 1989

FLOOD ZONE: X - 500

BUILDING HEIGHT: 15'

GARAGE DOORS:
5 - 12' X 12'
1 - 8' X 10'
+ 14,400 SF yard

PARKING: 29 spaces

RE TAXES: \$13,402.90
2024



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.

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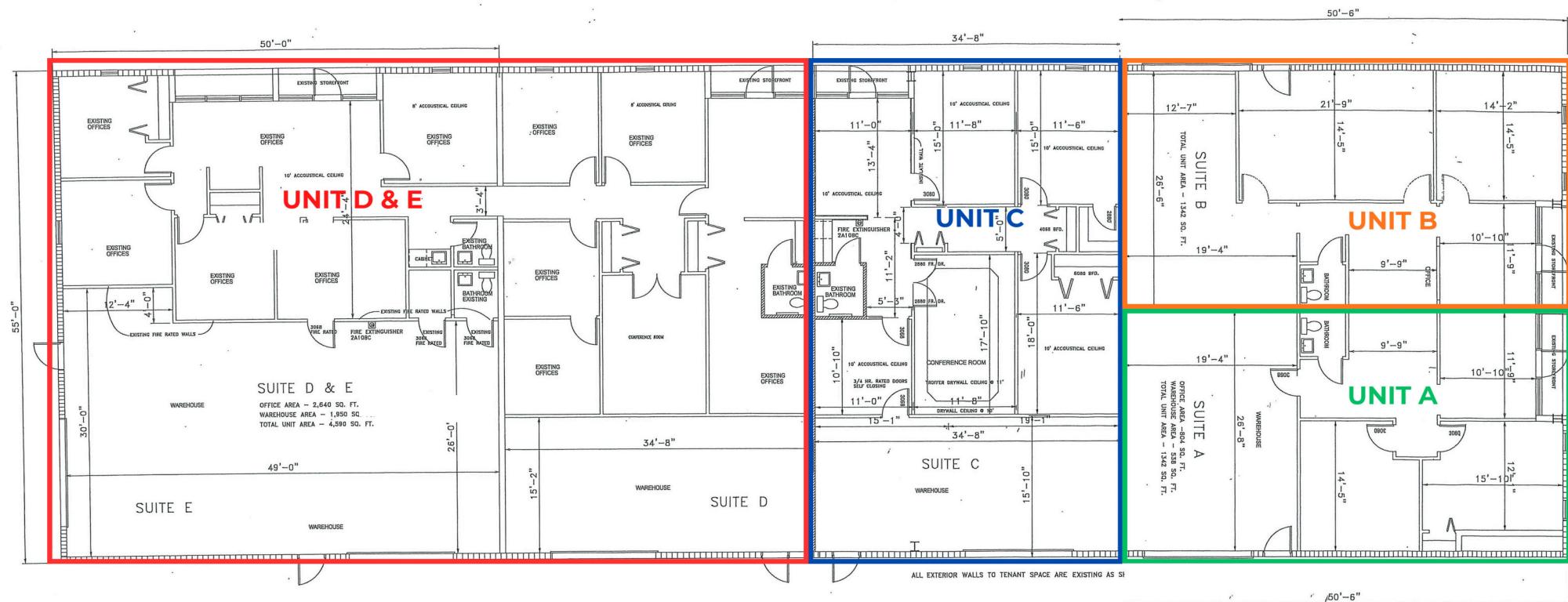
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Beaumont Electric

Unit D & E
4,535 SF
11 offices
Reception
Kitchen
Restroom
Conference room
Warehouse #1 / 50' X 20' with restroom
2 overhead doors 12' X 12'
Warehouse #2
1 overhead door 12' X 12'

FCI Homes

Unit C
1,900 SF
4 offices
Warehouse / 35' X 15'
1 overhead door 12' X 12' (electric)
Restroom

Pelican Engineering

Unit B
1,342 SF
3 offices
Workstation
Kitchenette
Reception
Restroom

Dana Taylor

Unit A
1,342 SF
Private office
Foyer
Conference room
Restroom
Warehouse / 536 SF
1 overhead door 12' X 12' (automatic)

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Unit D & E (warehouse)



Unit D & E (reception)



Unit D & E
(conference room)



Unit C



West Parking Area



Rear Lot

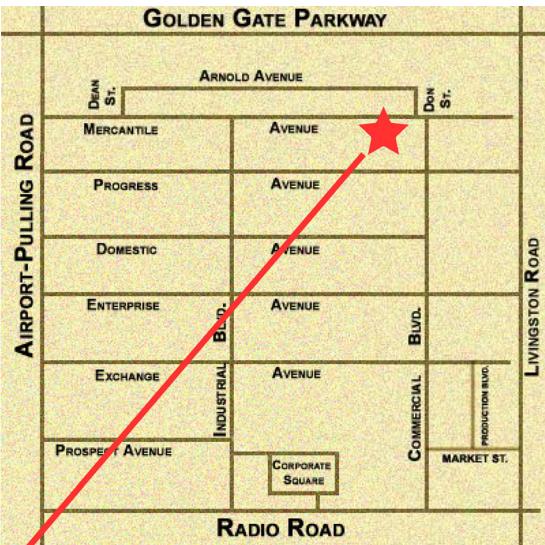
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