



Investment  
Properties  
Corporation

# MANUFACTURING OPPORTUNITY - FOR LEASE

 3581 Mercantile Ave | Naples, FL 34104



3581 Mercantile Ave

## INDUSTRIAL BUILDING FOR LEASE IN NAPLES!

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)**

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## OFFERING SUMMARY

**BASE RENT: \$15.00 NNN**

**RE TAXES: \$1.30 PSF**  
(2026)

**INSURANCE: \$.99 PSF**  
(Subject to change in 2026)

**TOTAL SF: 35,278 SF**

This 35,278 SF manufacturing facility offers a versatile, fully equipped environment designed to support a wide range of industrial operations. The front office features eight private offices, a conference room, cubicle workspace, and two restrooms, creating a functional and professional administrative area. An enclosed lab with dedicated HVAC provides a controlled setting for specialized work.

The warehouse is climate-controlled and includes three expansive bays outfitted with new HVAC systems, bus ducts, a wash station, enclosed parts room, and breakroom. With 16-foot clear height, a 12' x 14' loading dock door, and full sprinkler coverage (with updates coming in 2026), the facility is built for efficiency and safety. Additional highlights include hurricane shutters on front office openings, a key fob entry system, full perimeter fencing, and a new roof installed in 2017.

The property offers ample parking with approximately 14 spaces, plus a 1,500 SF carport and an additional 846 SF rear garage. Power capacity is robust, featuring 3-phase service (110v, 208v, 277v) and a step-up transformer to 480v, along with a 1,000-gallon propane tank for natural gas support. The building includes six restrooms (three men's and three women's) for convenience.

Coming in 2026, a 6,650 SF warehouse expansion (80.8' x 81.4') with a 6" slab will further enhance the property, complete with upgraded electrical infrastructure including a 600-amp 480v/277v MDP panel and additional dedicated panels to support high-demand operations.



**CONTACT (239) 777-2020**

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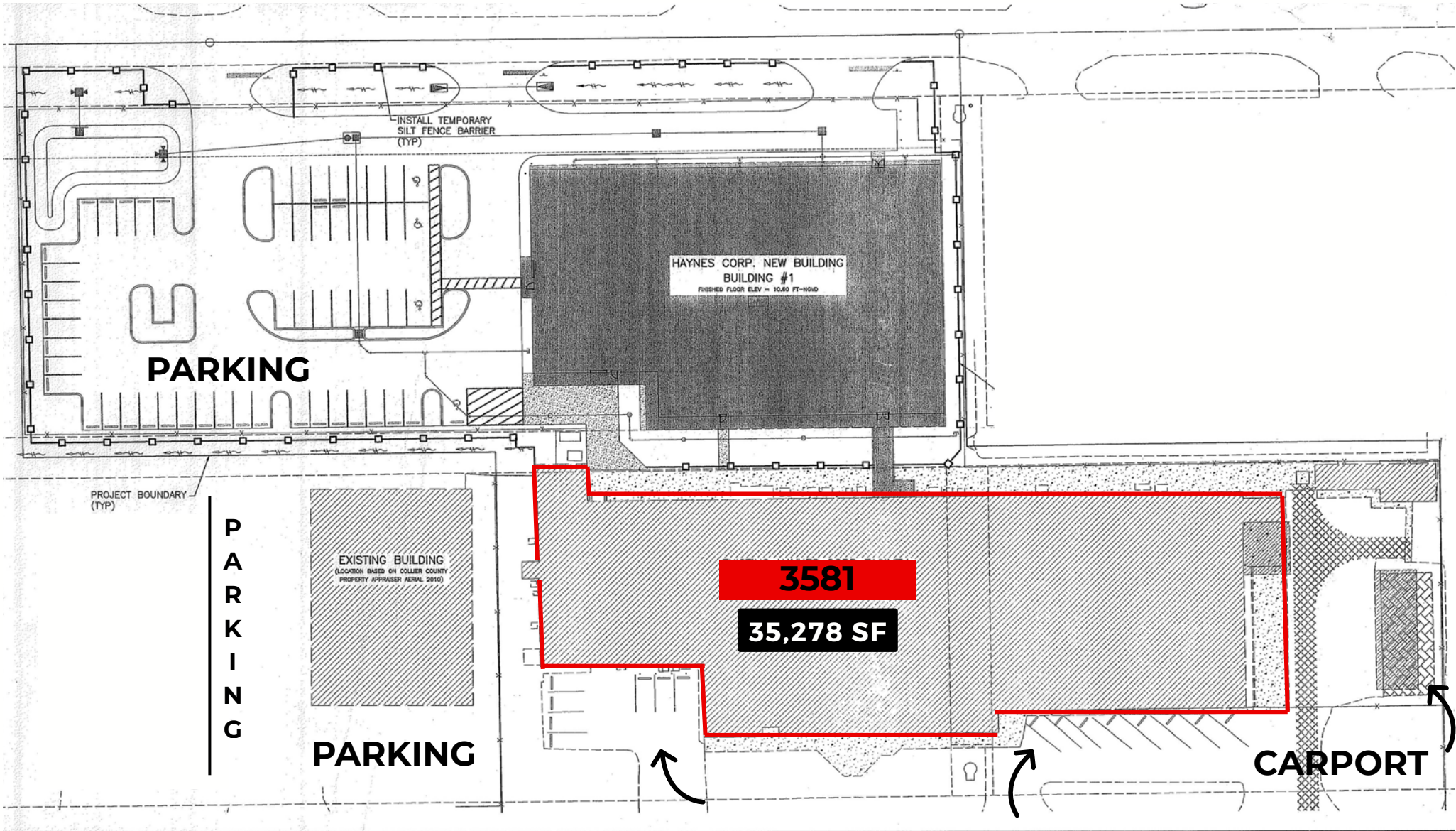




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## ADDITIONAL PARKING

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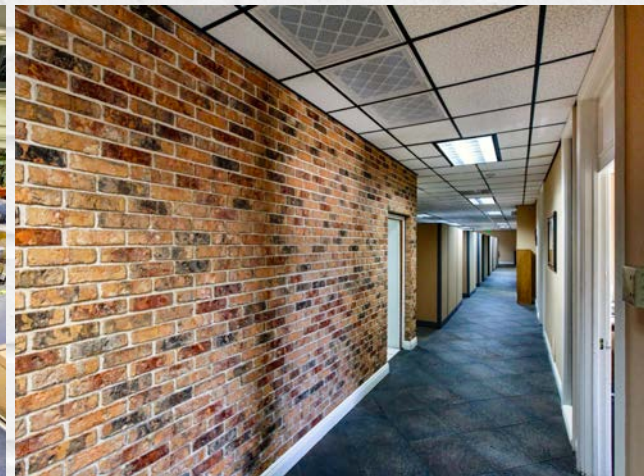
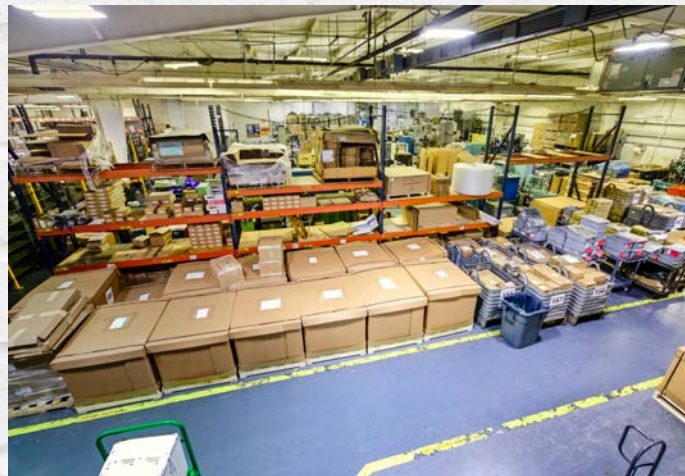


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## 3581 Mercantile Ave

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Year Built: 1973 + 1983 + 2026

35,278 SF Manufacturing Facility

- Office - 8 private offices, conference room & cubicles, two restrooms
- Lab - enclosed Lab with its own HVAC
- Warehouse - 3 large bays with new HVAC, bus ducts, wash station, enclosed parts room, and breakroom

HVAC Climate Controlled Warehouse

Height: 16'

Loading Dock

Loading Dock Door: 12w x 14H

Fire Sprinklers (Coming 2026)

Hurricane Shutters on front office windows & doors

Parking: 14 +/- Spaces plus 1,500 SF Carport and Additional 846 SF Garage in Rear

Key Fob System

Fully Fenced

New Roof: 2017

Six Restrooms: 3 men / 3 women

Power: 3Ph/110v, 208v 277v and has a step-up transformer to achieve 480v

Fire sprinklers: Yes

Natural Gas: 1000 gal. propane tank

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New Warehouse Addition: 6,650 SF (80.8 x 81.4) - 6" slab - coming 2026:

New warehouse power - MDP Panel 480v / 277v - 600 amps, Panel HP1 480v / 277v 100 amps, Panel LV1 208v/120 - 10 amps, Panel LV2 240v/120v - 100 amps

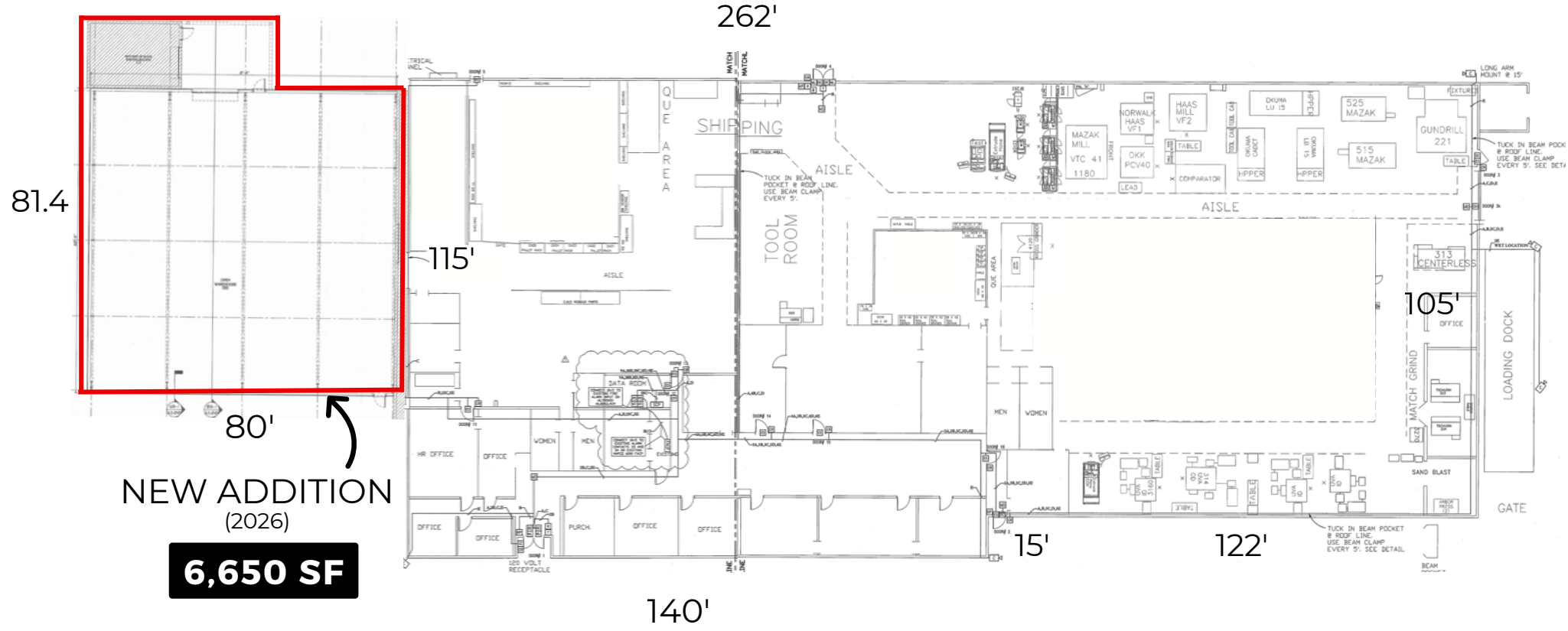


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**35,278 SF**



NEW ADDITION  
(2026)

**6,650 SF**

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## Population

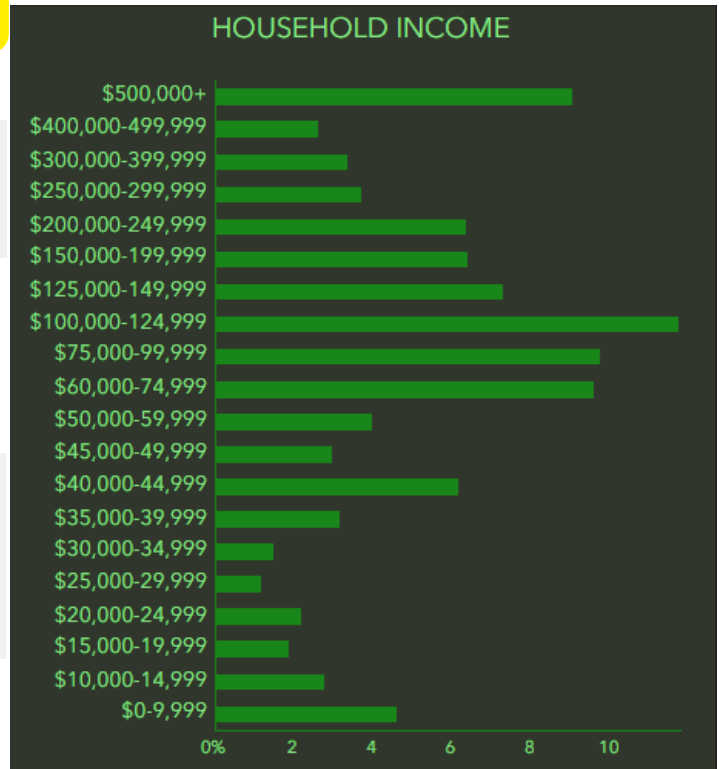
1 Mile Radius: 3,003  
3 Mile Radius: 55,140  
5 Mile Radius: 142,987

## Top 25 Largest Businesses in the Area

100 or More Employees  
\$10M+ Annual Sales Volume

## Daytime Population

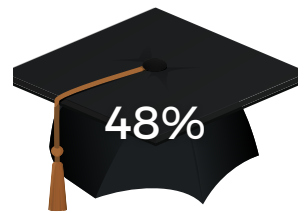
1 Mile Radius: 10,423  
3 Mile Radius: 85,247  
5 Mile Radius: 175,667



Located only 1.3 miles from Naples Airport.



## Bachelor's Degree



## Employees

1 Mile Radius: 9,283  
3 Mile Radius: 58,600  
5 Mile Radius: 100,000



Within a 3-mile radius from the property, there are 5,722 total businesses.  
Within a 5-mile radius, there are 10,500 total businesses.

## Graduate Degree

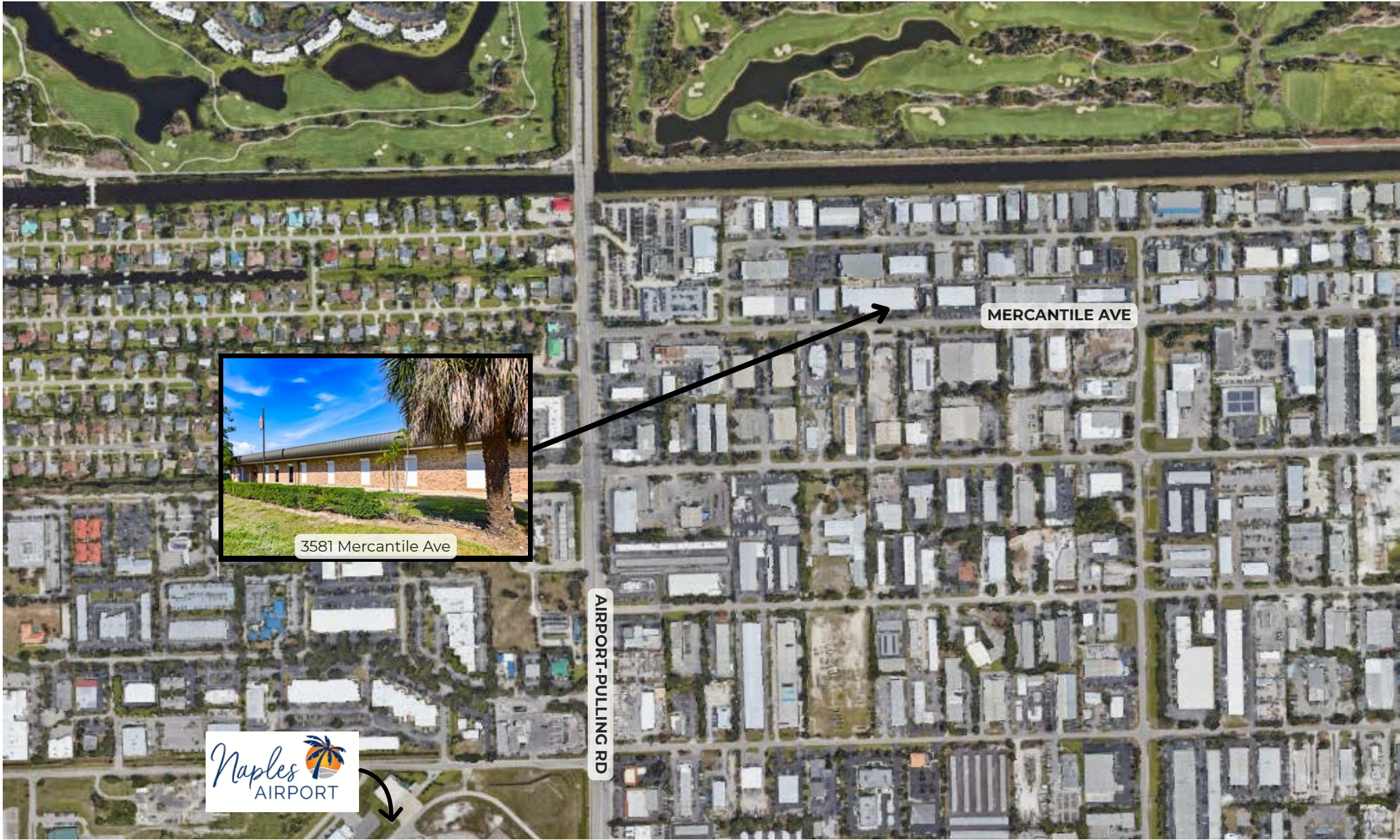




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