



**Investment
Properties
Corporation**

MANUFACTURING OPPORTUNITY - FOR LEASE

 3577 Mercantile Ave | Naples, FL 34104



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

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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OFFERING SUMMARY

BASE RENT: \$20.00 NNN

EST CAM: \$1.30 PSF
(2026)

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

TOTAL SF: 7,000 SF

This 7,000 SF manufacturing facility offers a well-equipped, climate-controlled warehouse environment designed for efficiency and flexibility. The space includes a small private office (16' x 18') and a restroom (6' x 6'), making it suitable for both operational and administrative needs. With 15-foot ceilings, the warehouse provides ample vertical clearance for a variety of industrial uses.

The property features 14± parking spaces, a secure key fob entry system, and is fully fenced for added safety. A new roof installed in 2017 enhances long-term reliability. Access is streamlined with four fully automatic garage doors—one measuring 16' x 12' and three at 12' x 12'.

Additional highlights include three-phase power, energy-efficient LED lighting, and bus ducts to support heavy-duty electrical distribution. This property is ideal for manufacturing, storage, or distribution operations seeking a secure and functional space.



CONTACT (239) 777-2020

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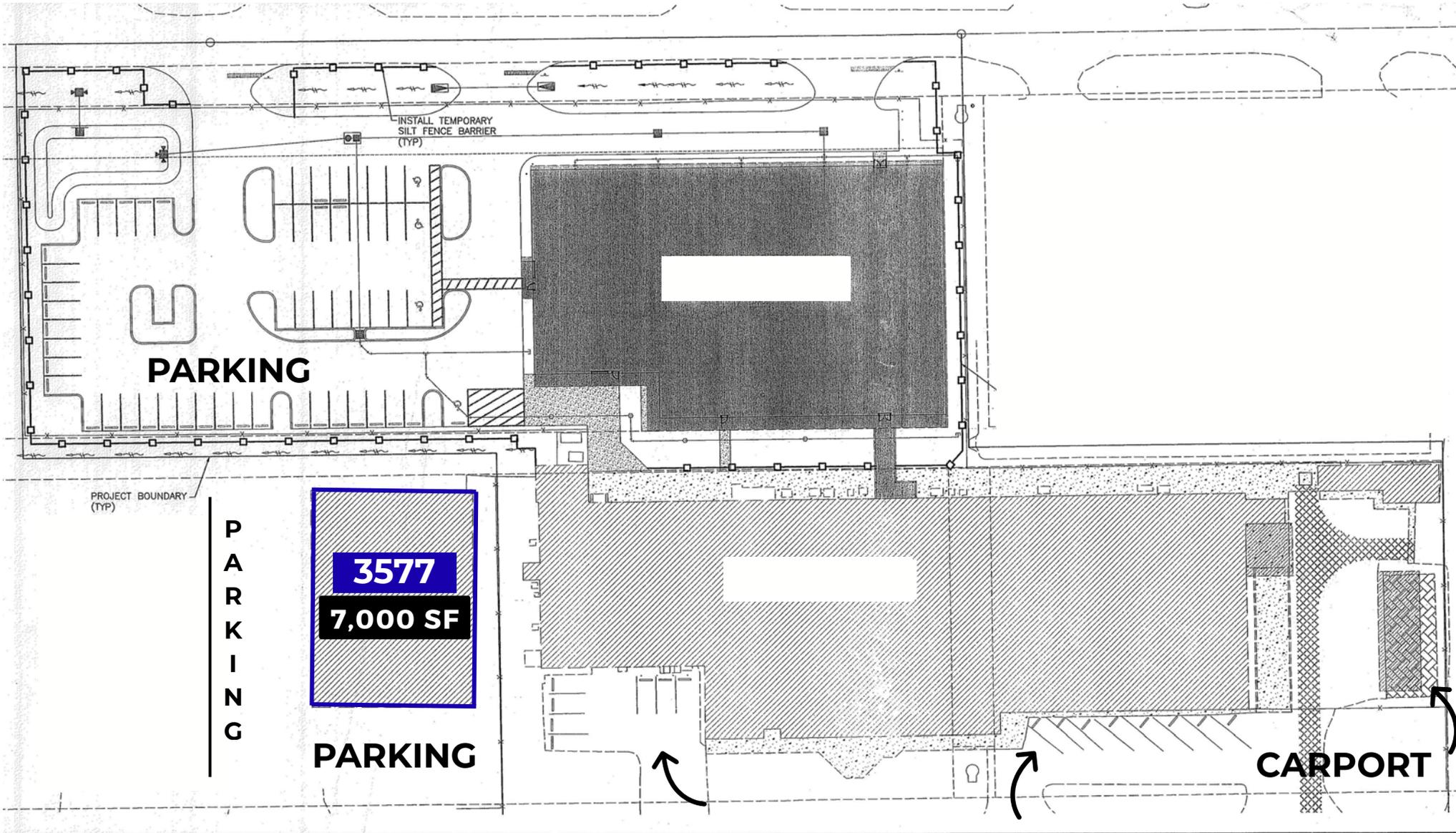




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ADDITIONAL PARKING

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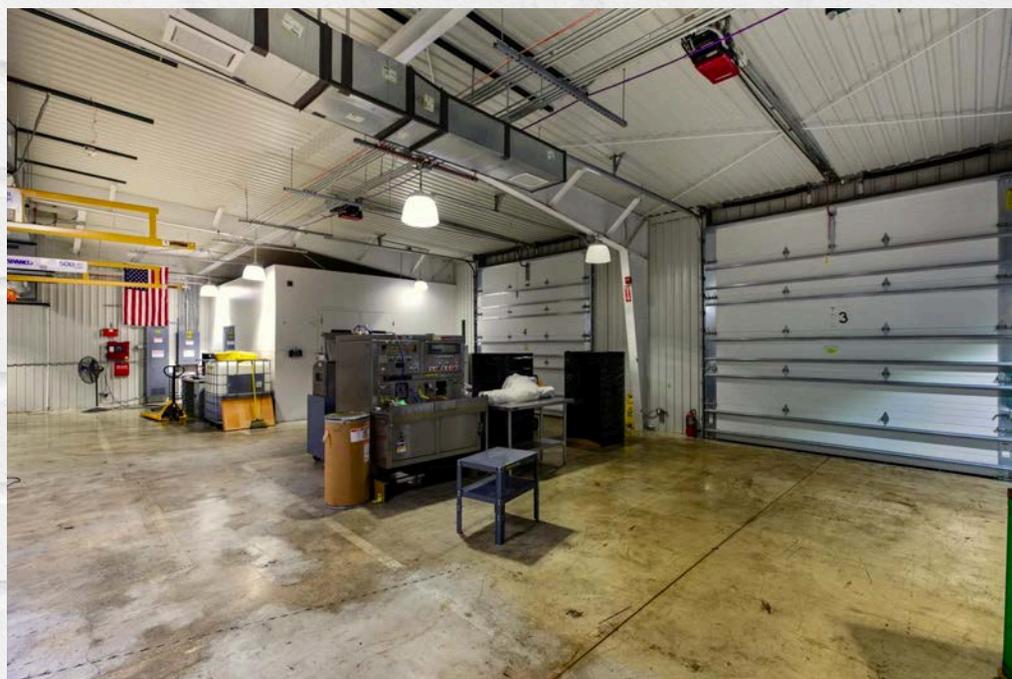
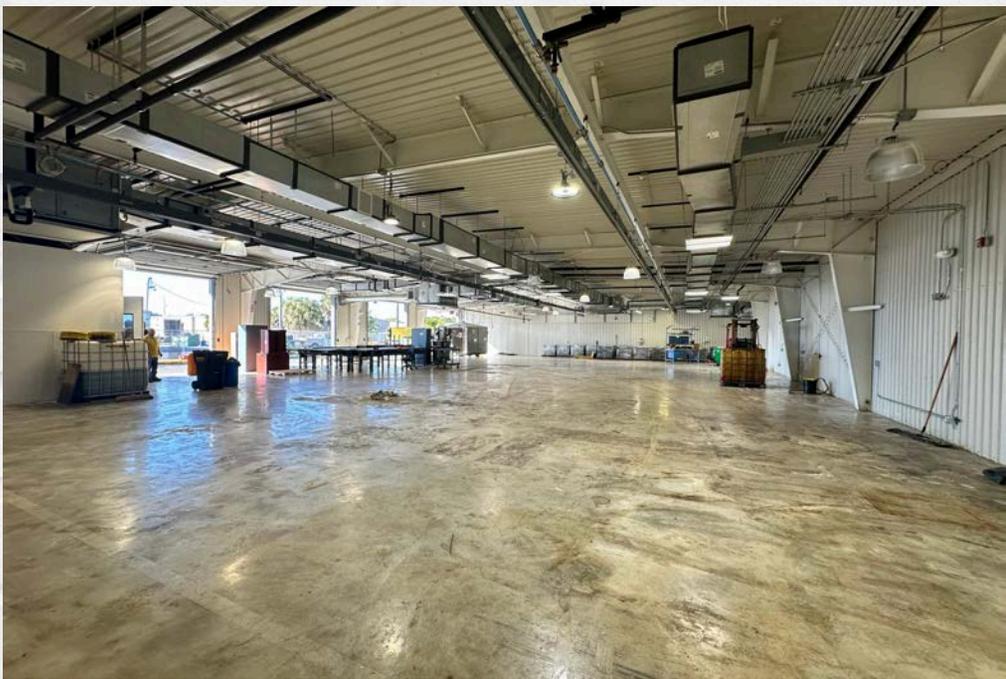


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Year Built: 1981

7,000 SF Manufacturing Building

- Small office (16' x 18')
- Restroom (6' x 6').

Climate Controlled Warehouse

Height: 15' Ceilings

Parking Spaces: 14 +/-

Key Fob System

Fully Fenced

New Roof: 2017

Four Garage Doors - Fully Automatic:

- Doors 1: 16' x 12'
- Doors 2, 3, & 4: 12' x12'

Three Phase Power

LED Lighting

Bus Ducts



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7,000 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

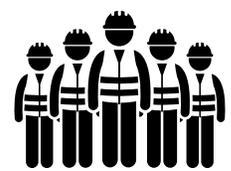
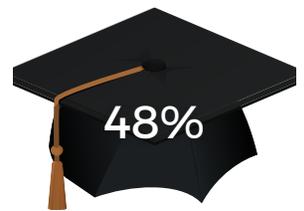
1 Mile Radius: 10,423
3 Mile Radius: 85,247
5 Mile Radius: 175,667



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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