



**Investment
Properties
Corporation**

MANUFACTURING OPPORTUNITY - FOR LEASE

 3577 & 3581 Mercantile Ave, 3660 Arnold Ave | Naples, FL 34104

3577 Mercantile Ave

3660 Arnold Ave

3581 Mercantile Ave

THREE INDUSTRIAL BUILDINGS 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

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OFFERING SUMMARY

BASE RENT: \$17.00 NNN

RE TAXES: \$1.30 PSF
(2025)

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

TOTAL SF: 65,176 SF

Discover an exceptional manufacturing and industrial opportunity with three well-located buildings available for lease in Naples. These properties offer flexible configurations, functional layouts, and immediate access to major transportation routes. Ideal for manufacturing, distribution, or logistics operations, each building features ample warehouse space, high ceilings, and convenient loading access.

Whether leased individually or together, these properties provide a rare chance to establish or expand your operation in on of Naples' most active industrial corridors.

Fully fenced manufacturing campus on 4.7 acres in three building with over 88 parking spaces.

Discuss with agent possible opportunity to lease individual buildings depending on use and parking.

CONTACT (239) 777-2020

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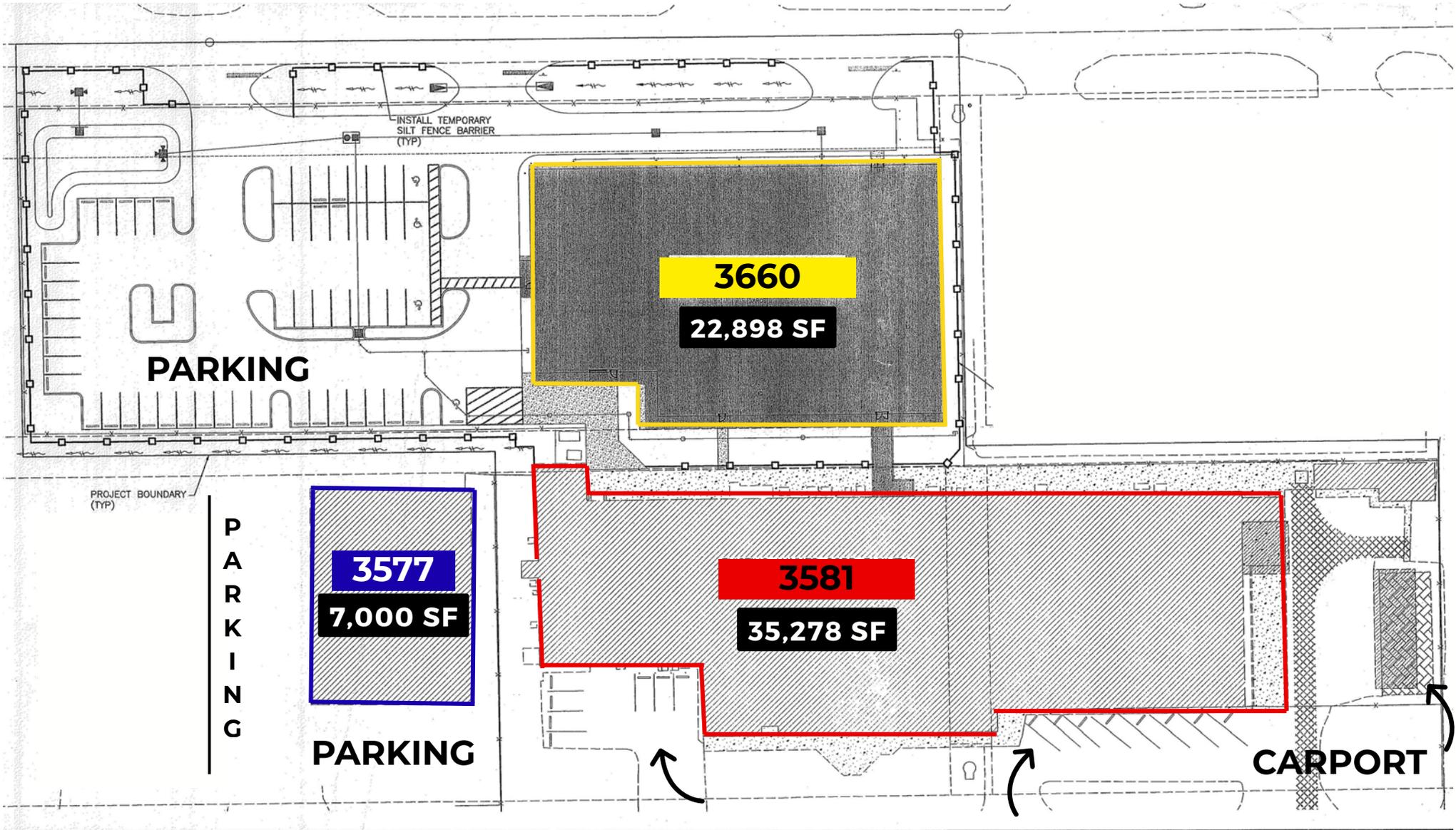




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ADDITIONAL PARKING

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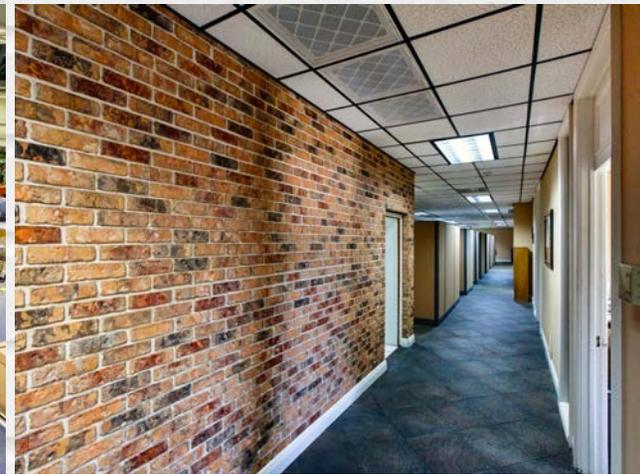


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3581 Mercantile Ave

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

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

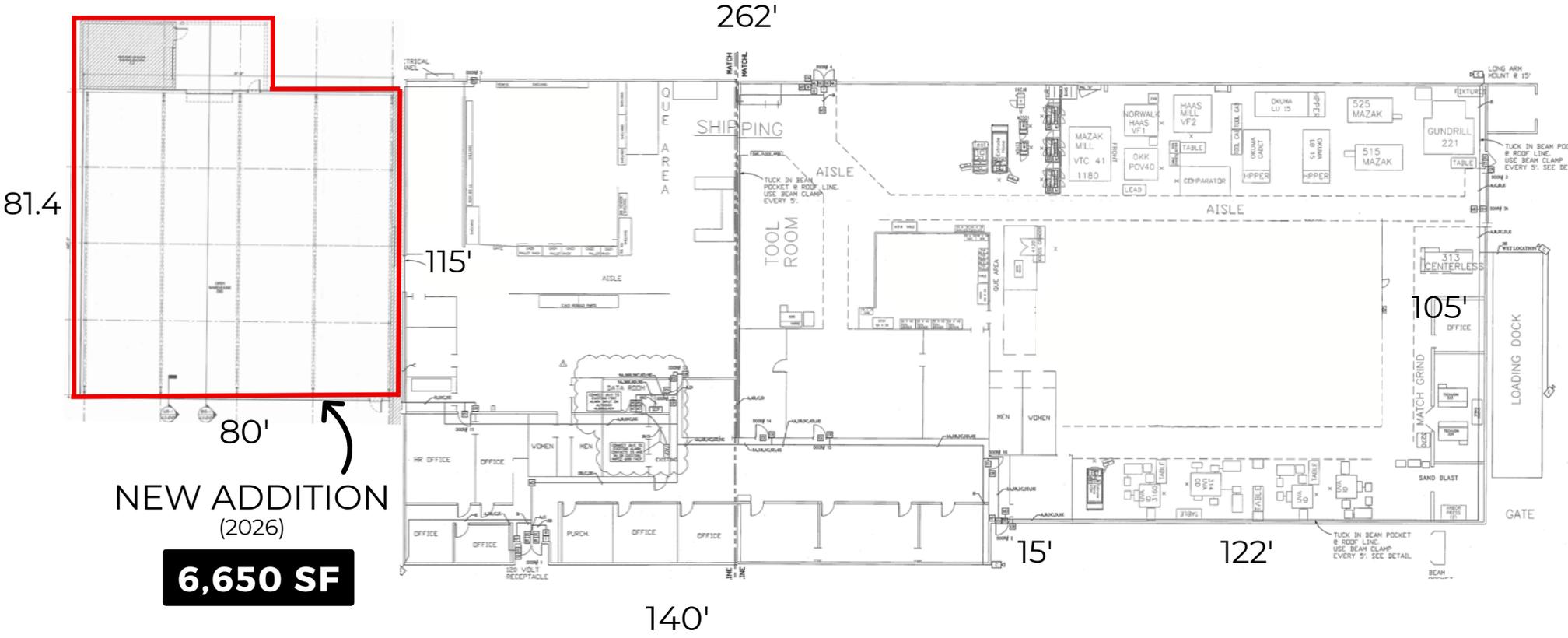


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35,278 SF



NEW ADDITION
(2026)

6,650 SF

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3660 Arnold Ave

LEED CERTIFIED BUILDING

Year Built: 2013

22,898 SF Manufacturing Facility

- 2,733 SF Mezzanine with Elevator
- 2,783 SF General Office & Private Office
- Three Restrooms one w/ shower

Climate Controlled

Height: 25' Ceilings

Fire Sprinklers

Parking: 60 +/- Spaces

Key Fob System

Fully Fenced with Electric Gate

2 Garage Doors:

- 8W x 10H
- 16W x 12.5H

Power: 3Ph/110v/277v/480v

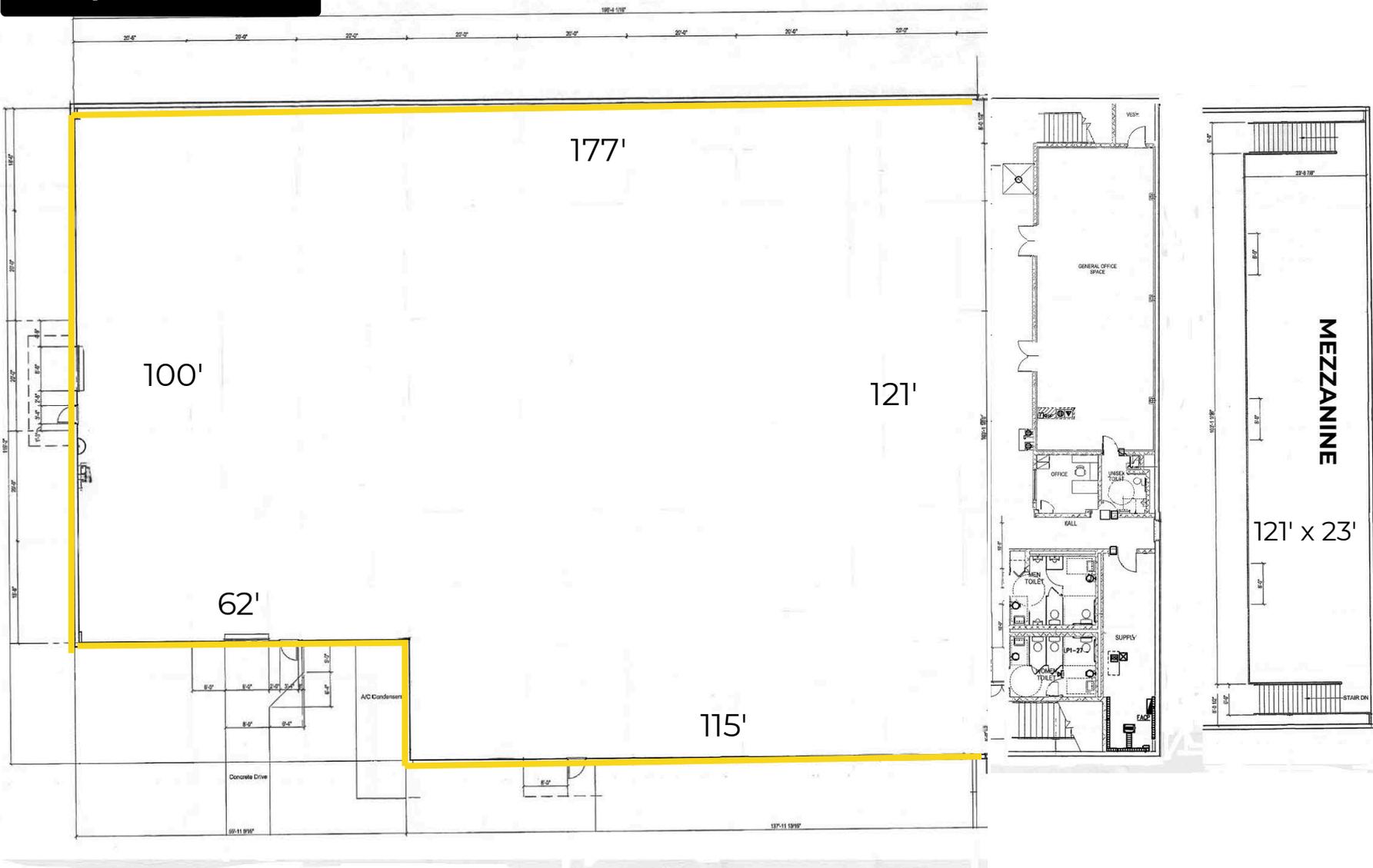


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22,898 SF



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3577 Mercantile Ave

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' x 12'

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

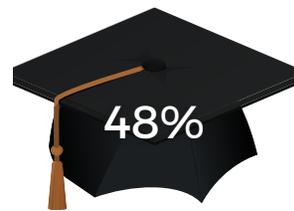
1 Mile Radius: 10,423
3 Mile Radius: 85,247
5 Mile Radius: 175,667



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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AIRPORT-PULLING RD

ARNOLD AVE

MERCANTILE AVE

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