



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](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:** **\$17.00 NNN**

**RE TAXES:** **\$1.30 PSF**  
(2025)

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

**TOTAL SF:** **65,176 SF**

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.

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 one of Naples' most active industrial corridors.



**CONTACT**  **(239) 777-2020**  
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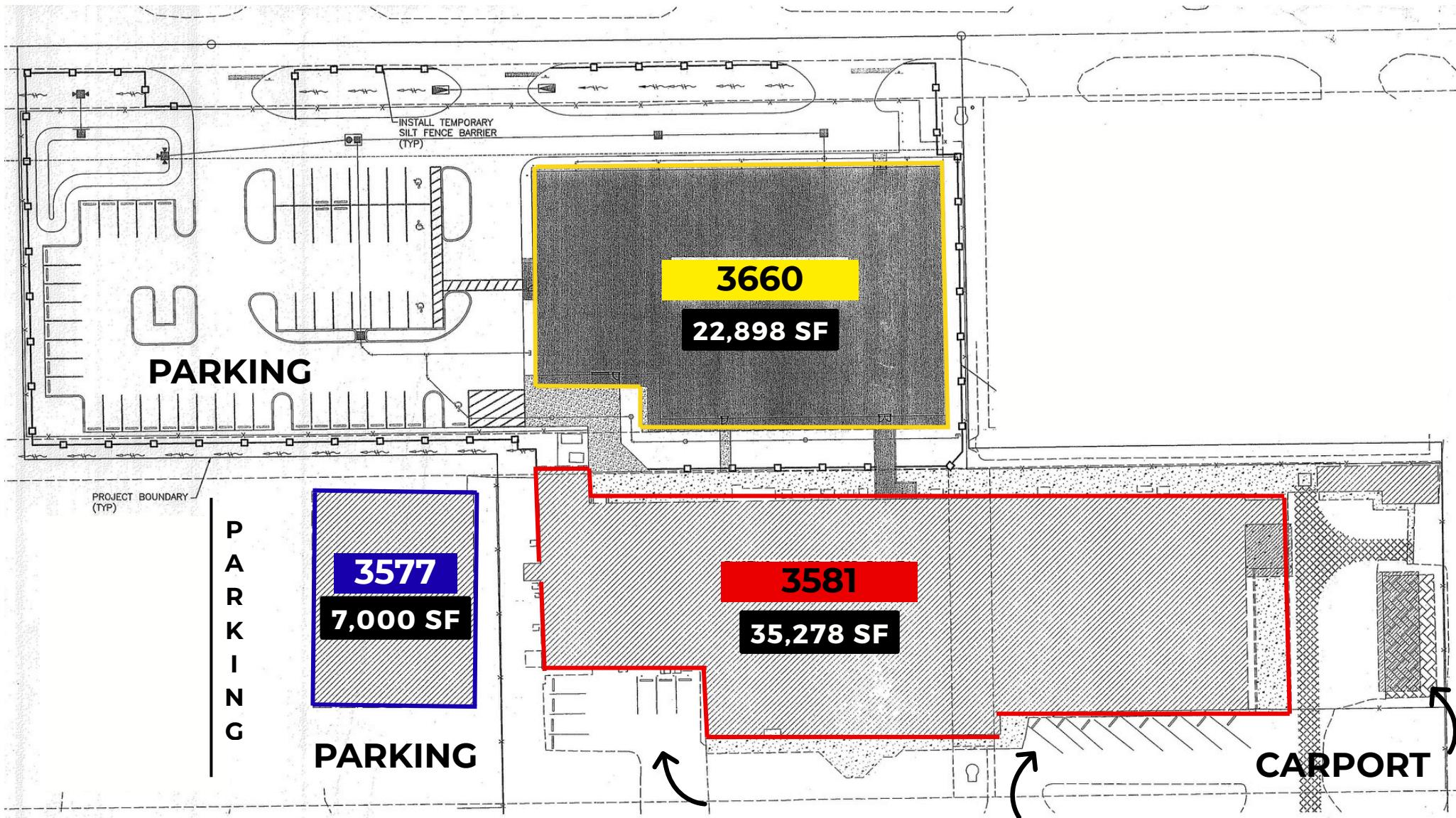
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## ADDITIONAL PARKING

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3581 Mercantile Ave | Naples, FL 34104

## 3581 Mercantile Ave



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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

Climate Controlled Warehouse

Loading Dock

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

Three Phase Power 480 V

Key Fob System

Fully Fenced

New Roof: 2017

Six Restrooms - 3 men / 3 women

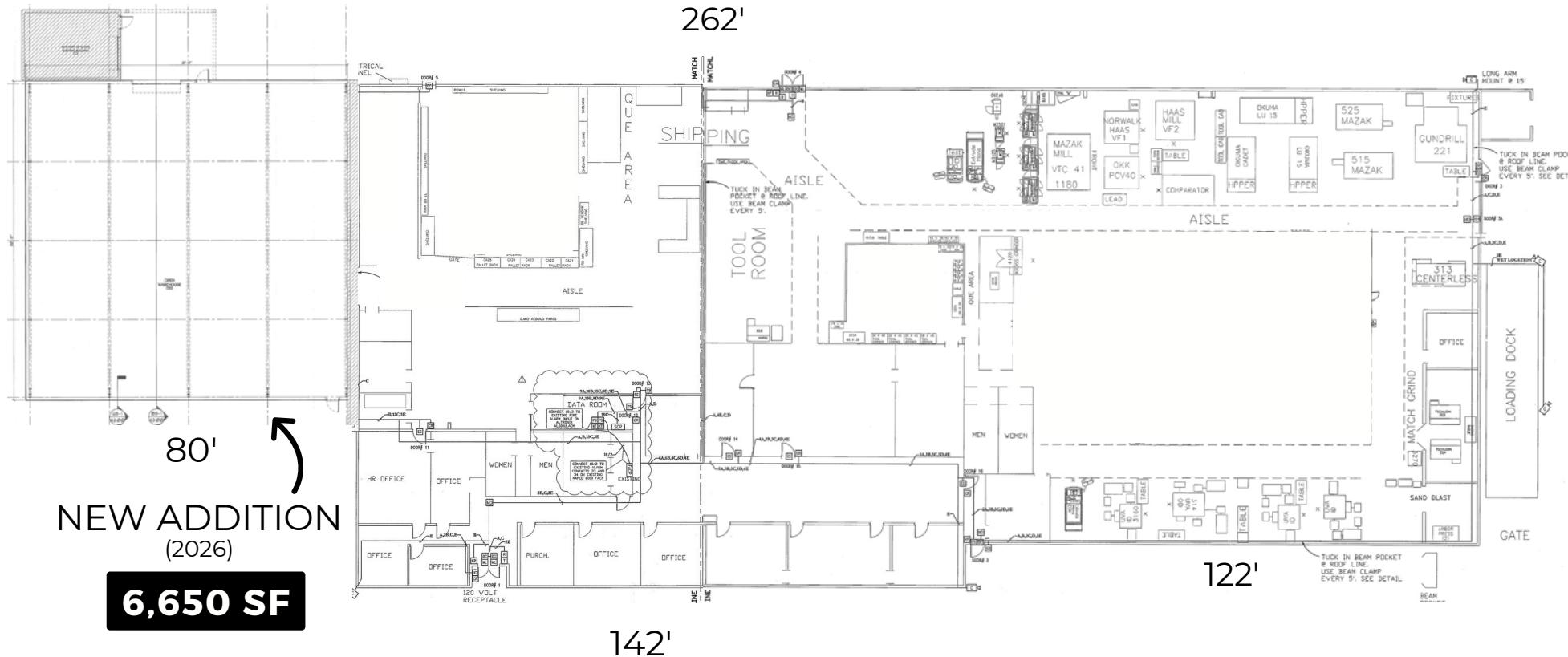
New Warehouse Addition (2026): 6,650 SF (80.8 x 81.4)

Loading Dock Door 12w x 14H

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**35,278 SF**



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3660 Arnold Ave | Naples, FL 34104



## 3660 Arnold Ave



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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

Fire Sprinklers

Parking: 60 +/- Spaces

Key Fob System

Fully Fenced with Electric Gate

25' Ceilings

Garage Door 8w x 10H

Garage Door 16W x 12.5H

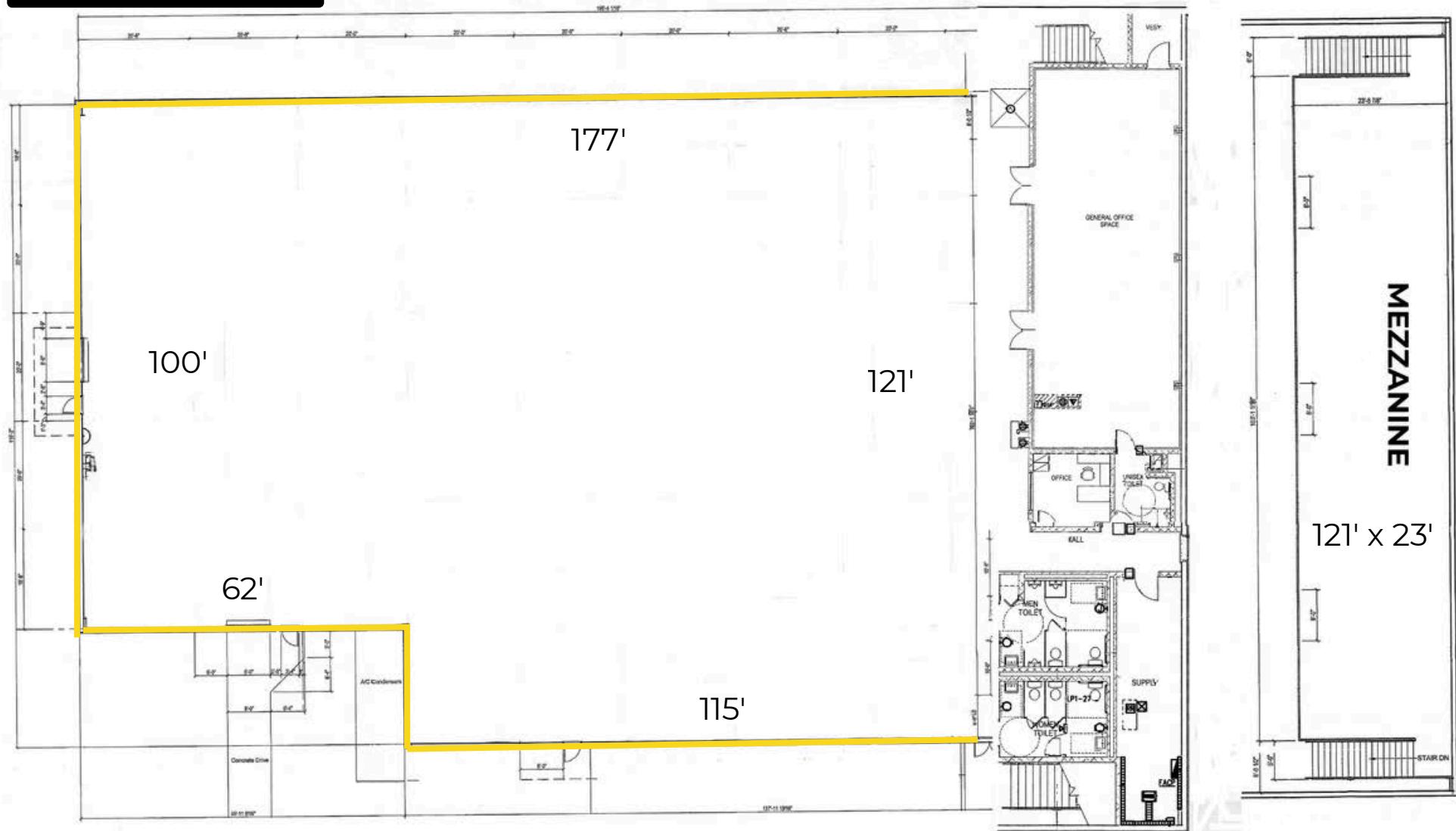


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22,898 SF



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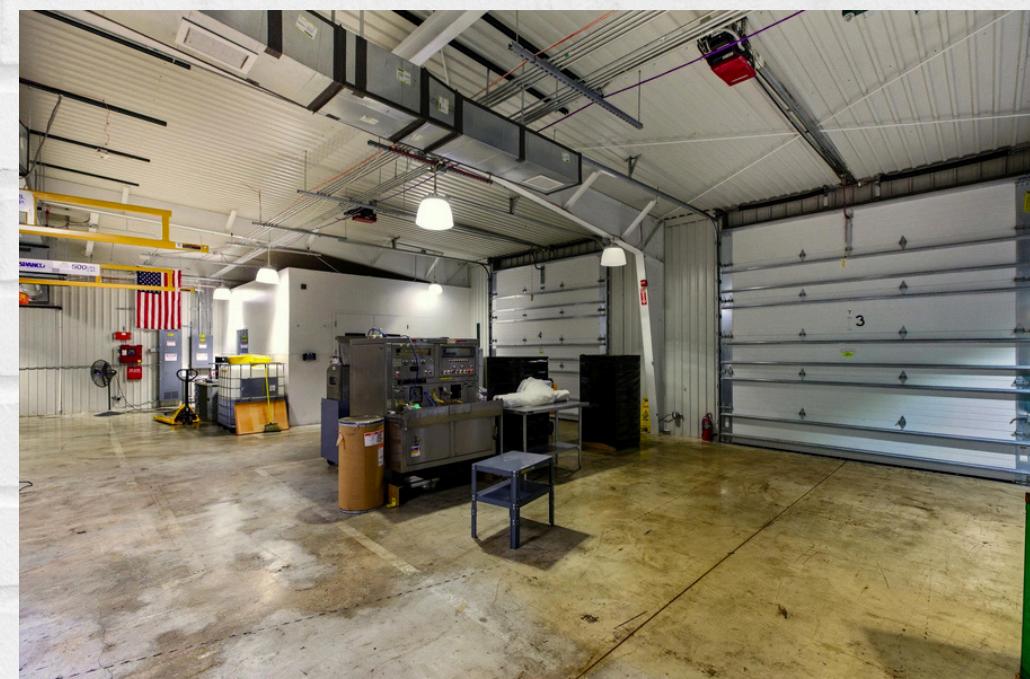
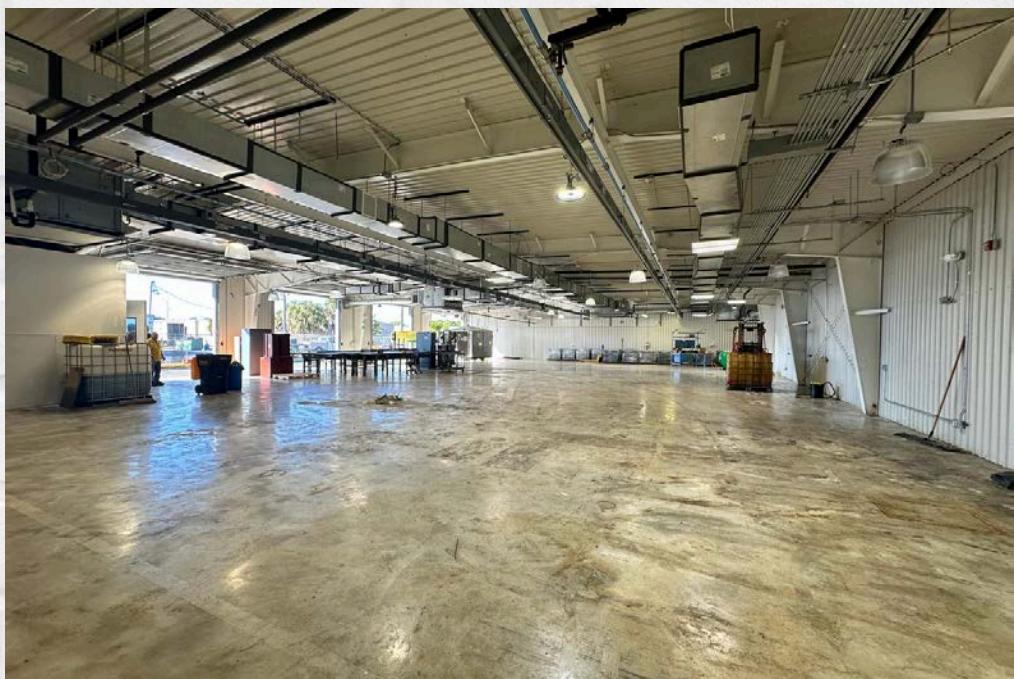


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## 3577 Mercantile Ave

Year Built: 1981

7,000 SF manufacturing building with small office (16 x 18) and restroom (6 x 6).

Climate Controlled warehouse

15' Ceilings

Four Garage Doors - Fully Automatic:

Door 1: 16' x 12'

Doors 2, 3, & 4: 12' x 12'

Parking Spaces: 14 +/-

LED Lighting

Three Phase Power

Fully Fenced

Key Fob System

Bus Ducts

New Roof: 2017



# **Investment Properties Corporation**

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**7,000 SF**



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## Population

1 Mile Radius: 3,003

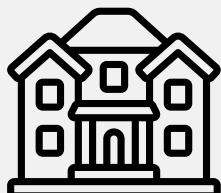
3 Mile Radius: 55,140

5 Mile Radius: 142,987

click  
here!



Located only 1.3  
miles from  
Naples Airport.



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.

## Top 25 Largest Businesses in the Area

100 or More Employees

\$10M+ Annual Sales Volume

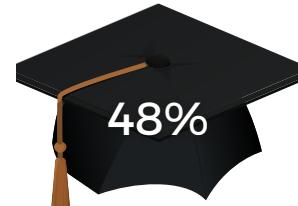
## Daytime Population

1 Mile Radius: 10,423

3 Mile Radius: 85,247

5 Mile Radius: 175,667

## Bachelor's Degree



48%

## Graduate Degree



23.5%



## Employees

1 Mile Radius: 9,283

3 Mile Radius: 58,600

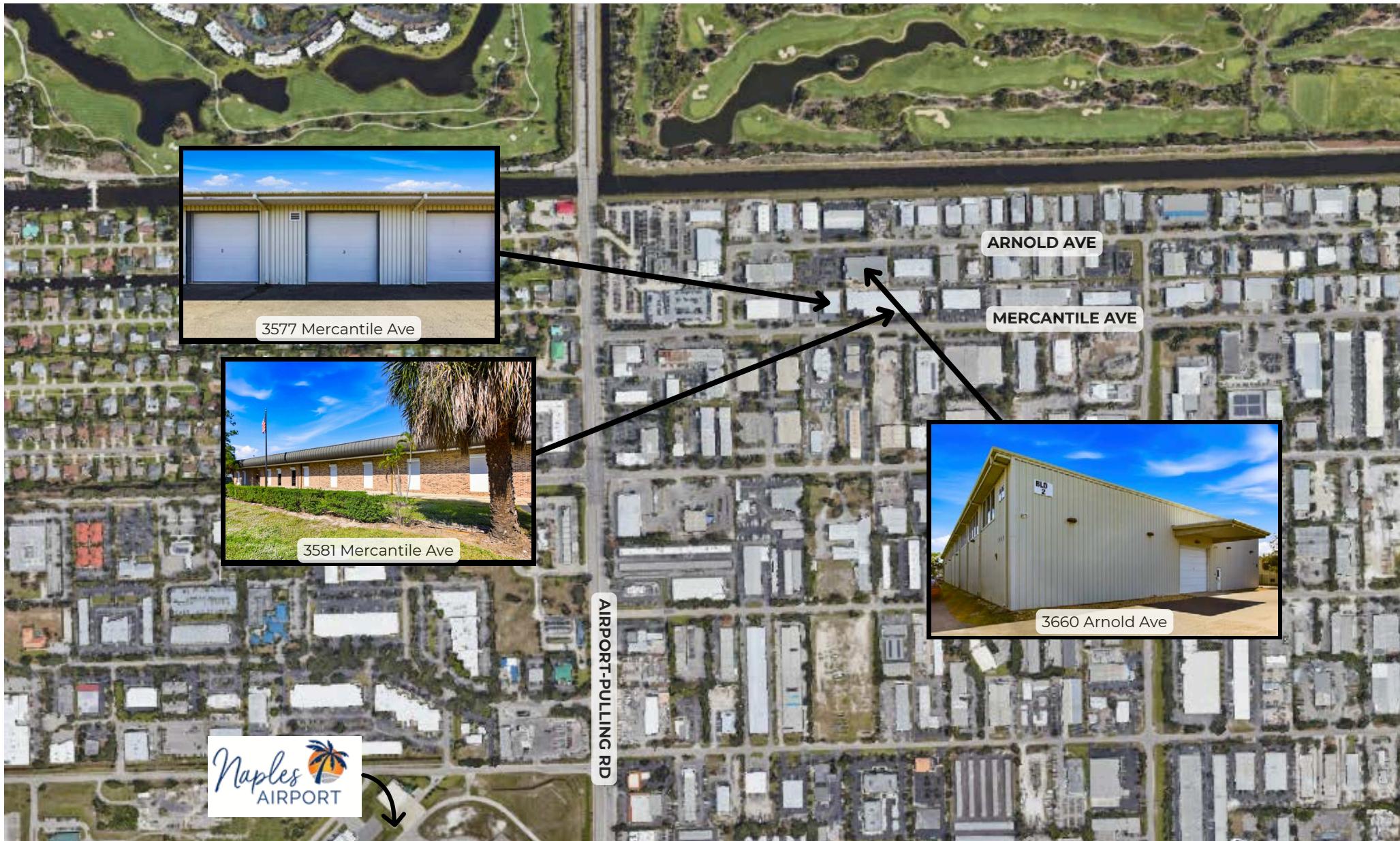
5 Mile Radius: 100,000



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