



**Investment
Properties
Corporation**

FREE STANDING OFFICE/WAREHOUSE BUILDING

F O R S A L E



3885 Mercantile Ave, Naples, FL 34104

26,016 +/- square feet warehouse/office building conveniently located in the Naples Production Park, east of Airport-Pulling Road and south of Golden Gate Parkway.

Current tenant has vacated building with short-term lease in place. Ideal for owner-occupant or investor.



PRICE: **\$7,250,000**

SIZE: **26,016 SF +/-**

ZONING: **Industrial**

LOT SIZE: **2.09 Acres**

BUILDING HEIGHT: **14 feet**

RE TAXES: **\$39,181.32**
(2025)

YEAR BUILT: **1975**

GARAGE DOORS: **6 - 10'W X 12'H**

PARKING: **61 +/- spaces**

CONTACT 📞 **(239) 261-3400 x 179** **Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com**

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

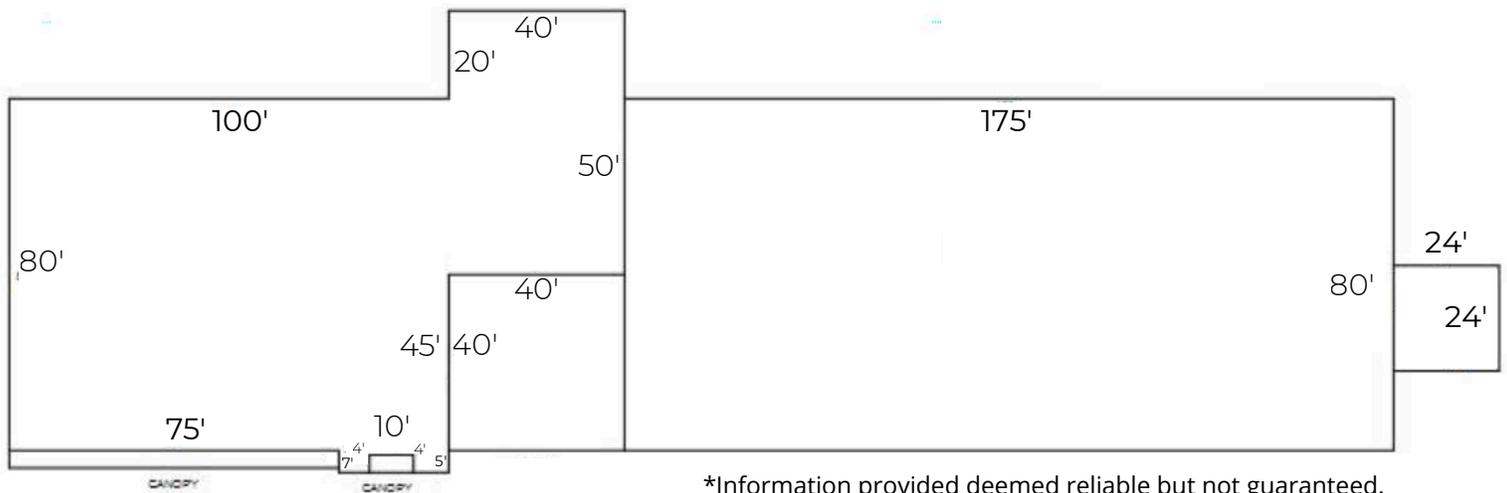
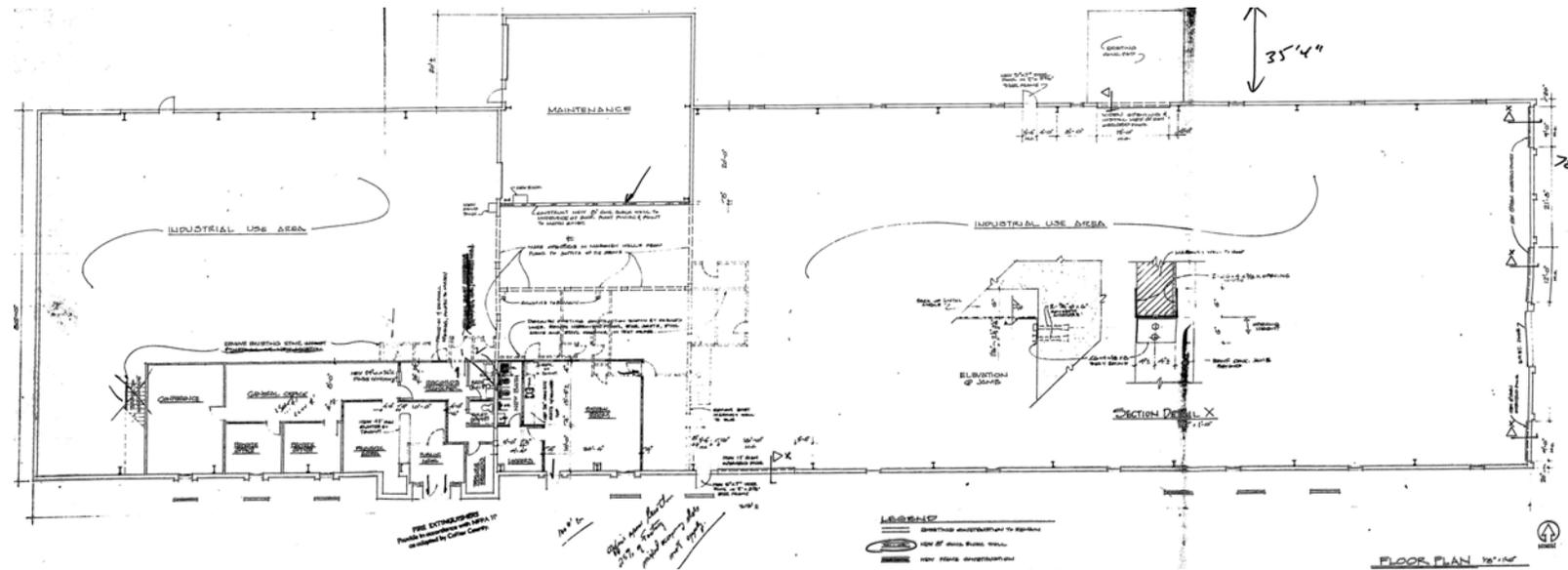
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FLOOR PLAN & DEMOGRAPHICS



*Information provided deemed reliable but not guaranteed.

click here!



Google
Maps

Demographics (2025)	1 MILE	3 MILES	5 MILES
Est. Population	2,915	57,098	144,278
Est. Average Household Income	\$232,710	\$148,360	\$152,072

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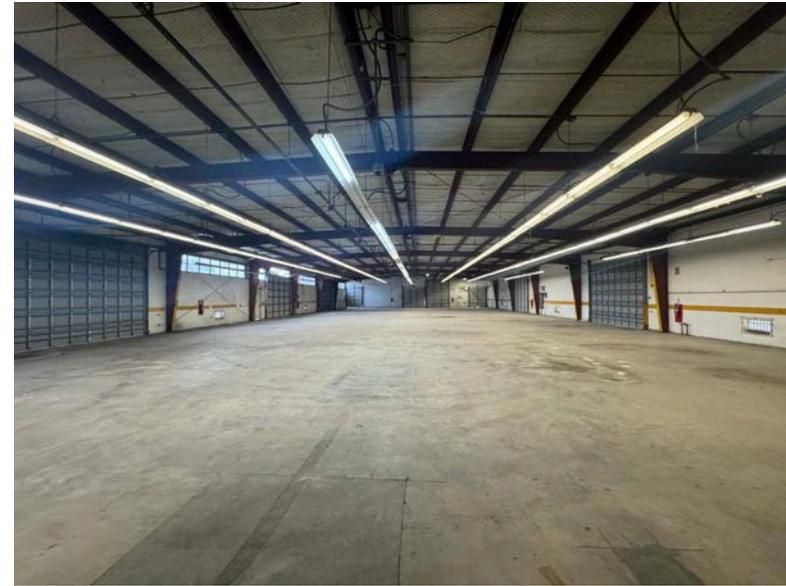
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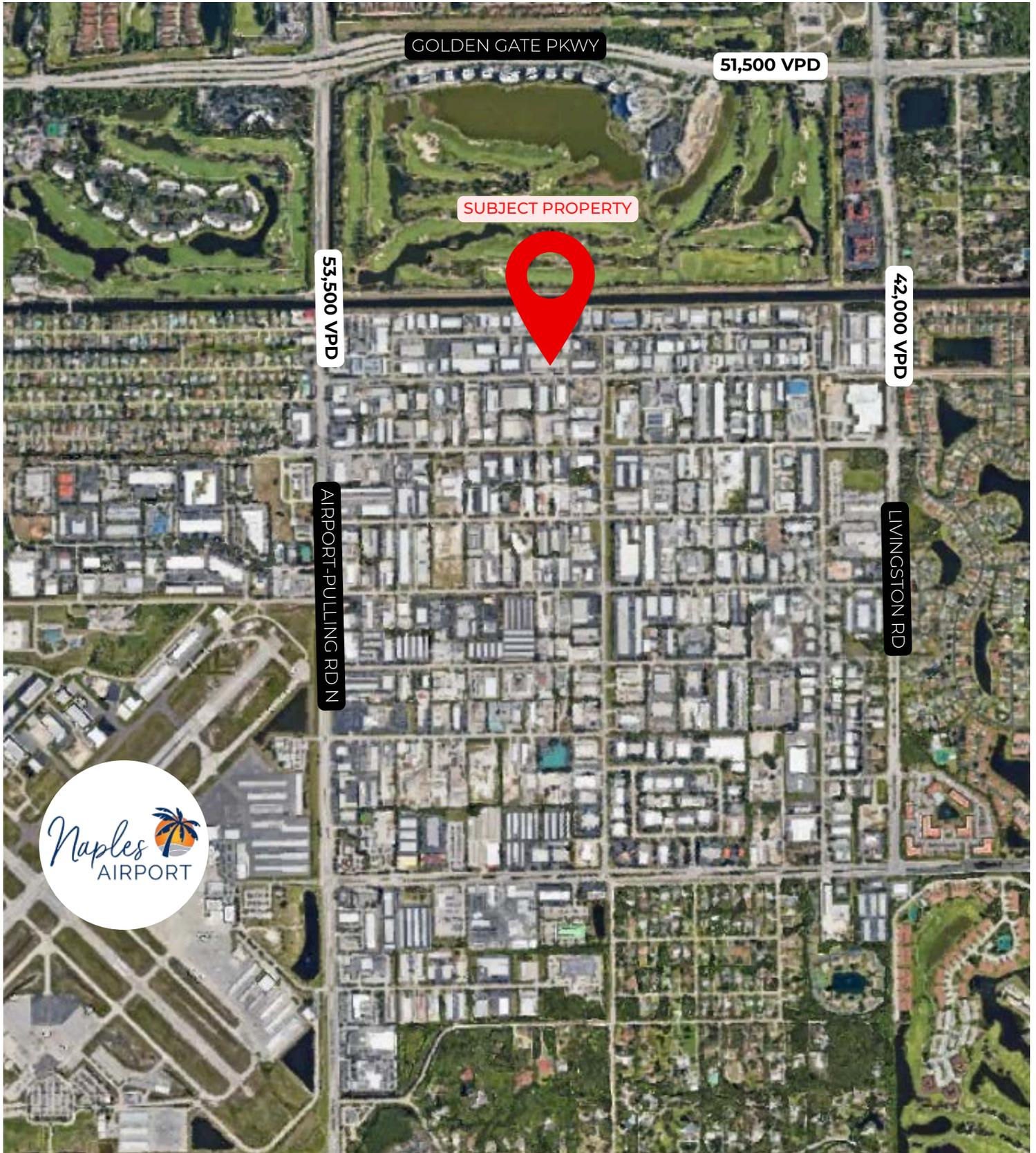
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