



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: **\$35,611.36**
(2024)

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

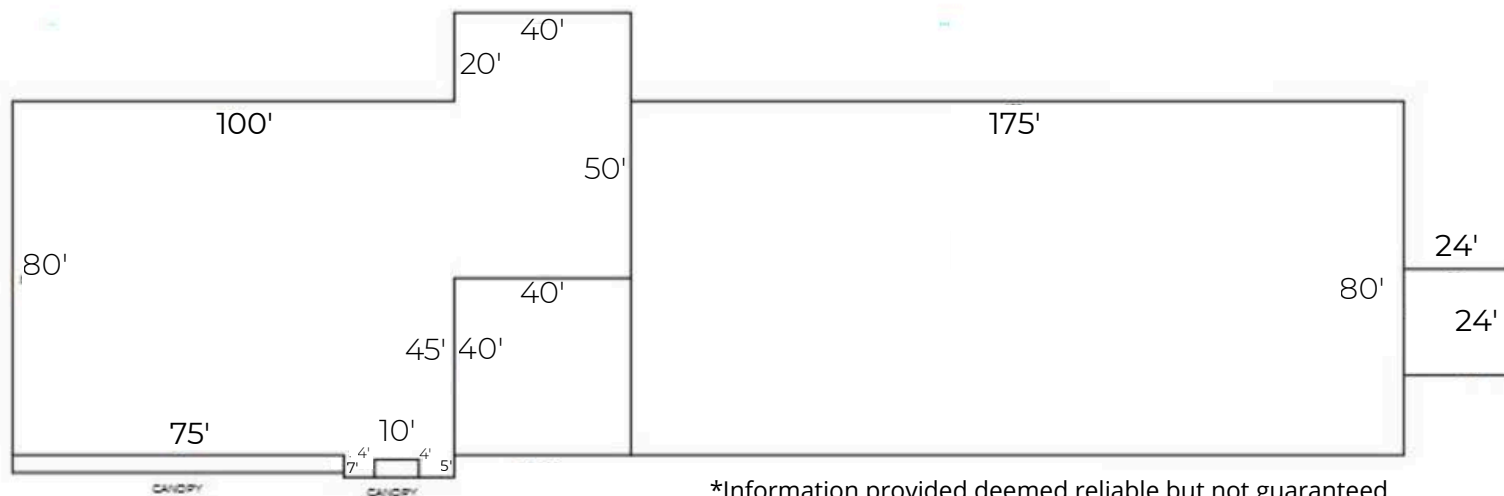
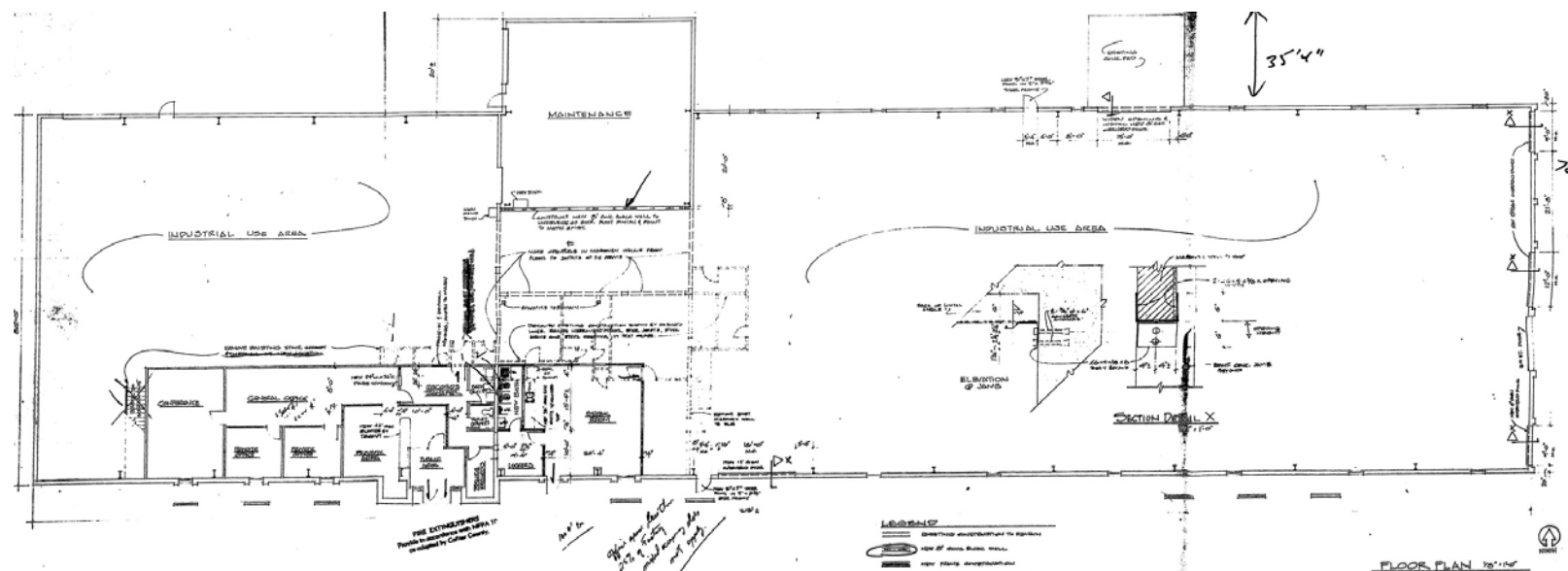
Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

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.

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

CONTACT 📞 **(239) 261-3400 x 179**

Clint Sherwood, CCIM ext. 179, clint@ipcnaples.com

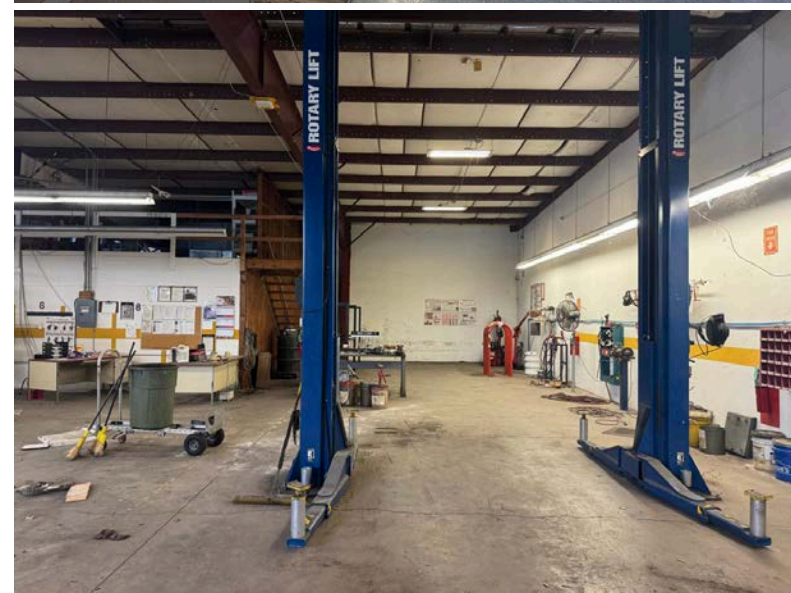
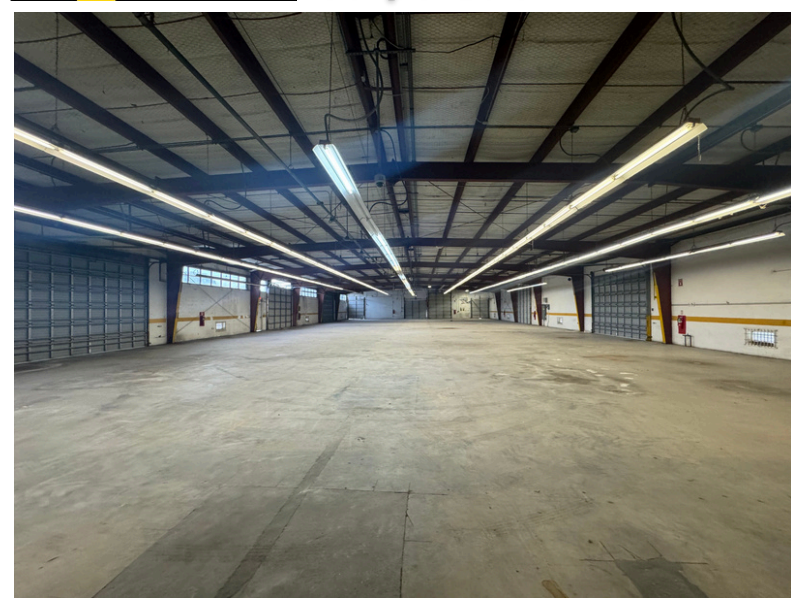
Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402

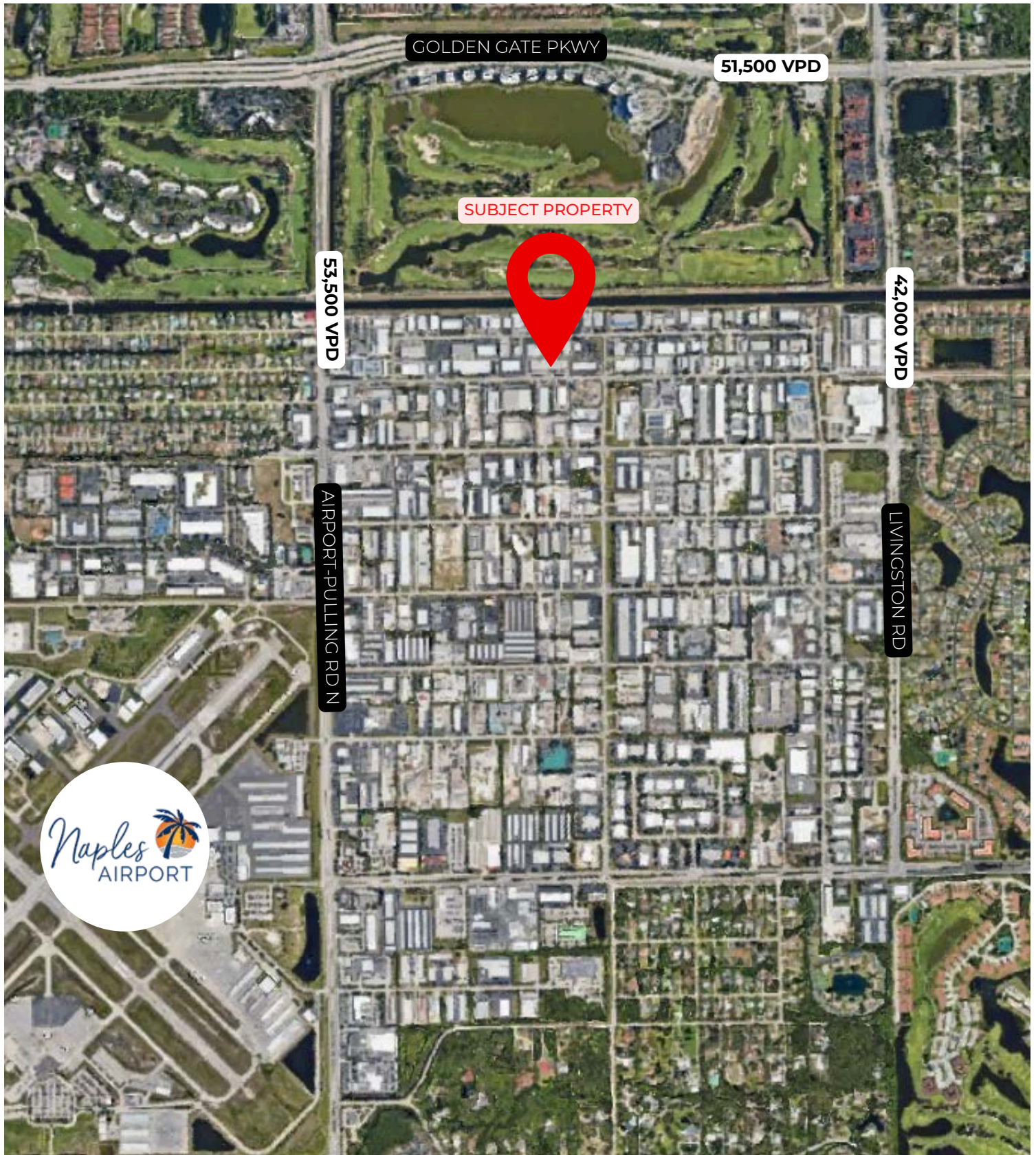
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

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.





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

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.