



**Investment
Properties
Corporation**

FREE STANDING OFFICE/WAREHOUSE BUILDING

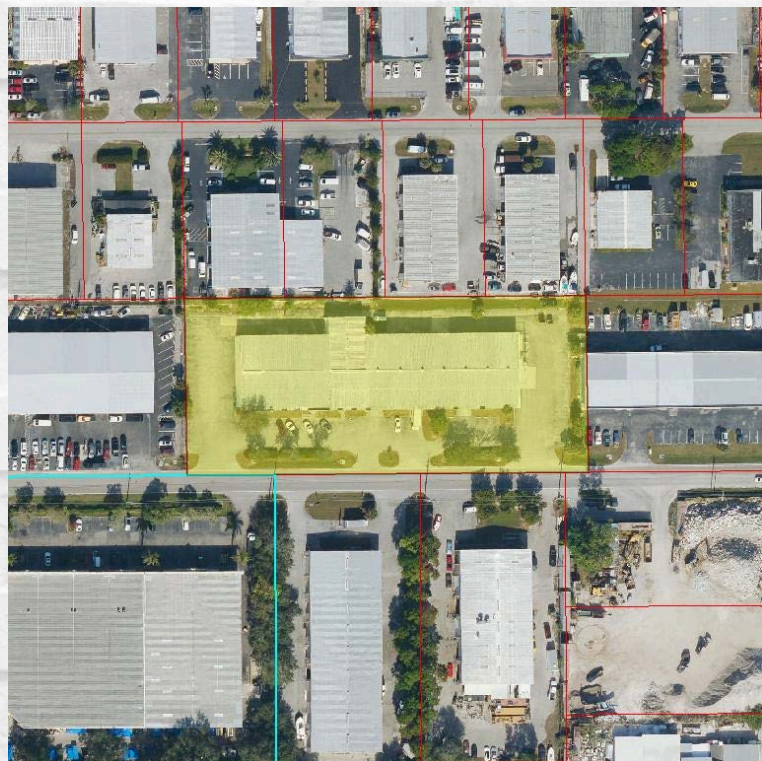
F O R S A L E



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.

Ideal for owner-occupant or investor.



PRICE: \$7,250,000

SIZE: 26,016 SF +/-

ZONING: Industrial

LOT SIZE: 2.09 Acres

AVG. WALL HEIGHT: 14 feet

RE TAXES: \$39,181.32
(2025)

YEAR BUILT: 1975

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

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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

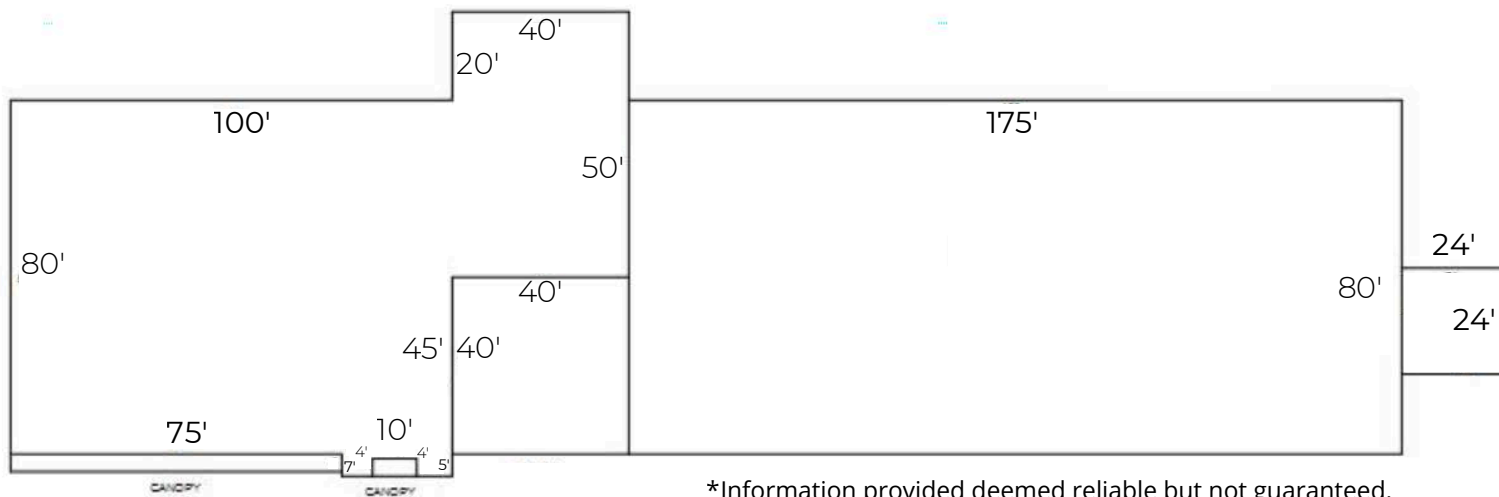
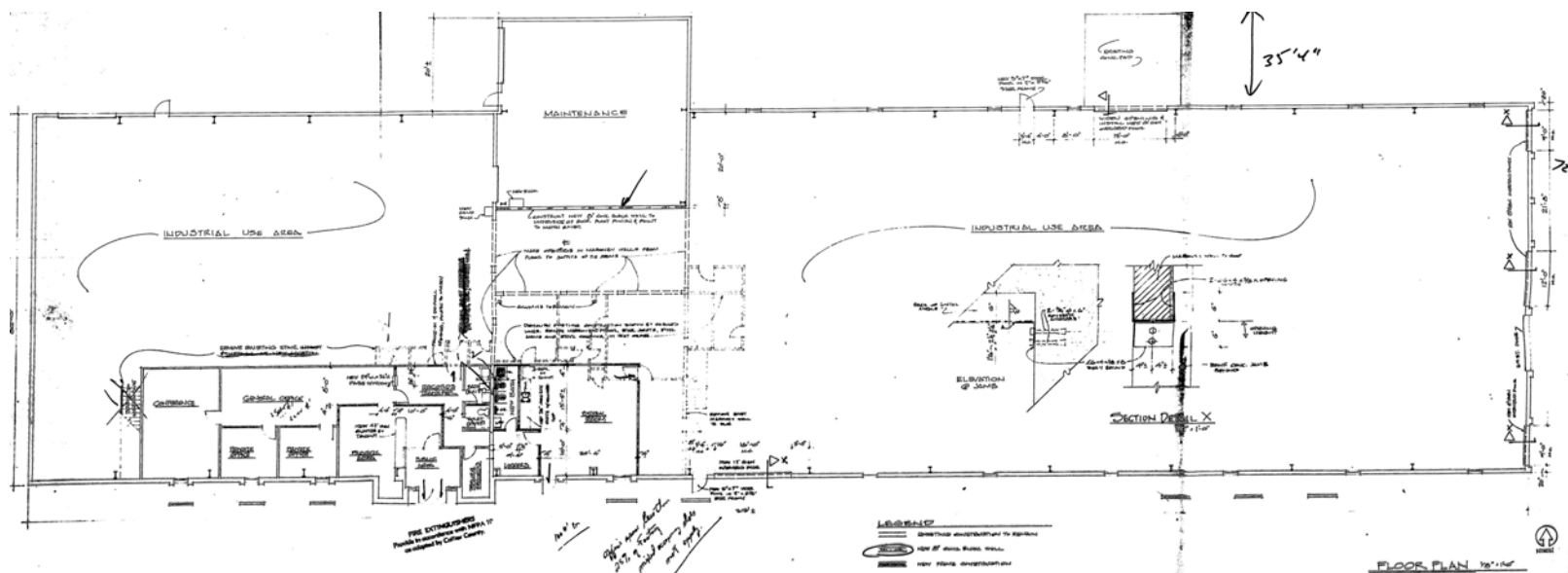
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**FLOOR PLAN &
DEMOGRAPHICS**



*Information provided deemed reliable but not guaranteed.

click here!



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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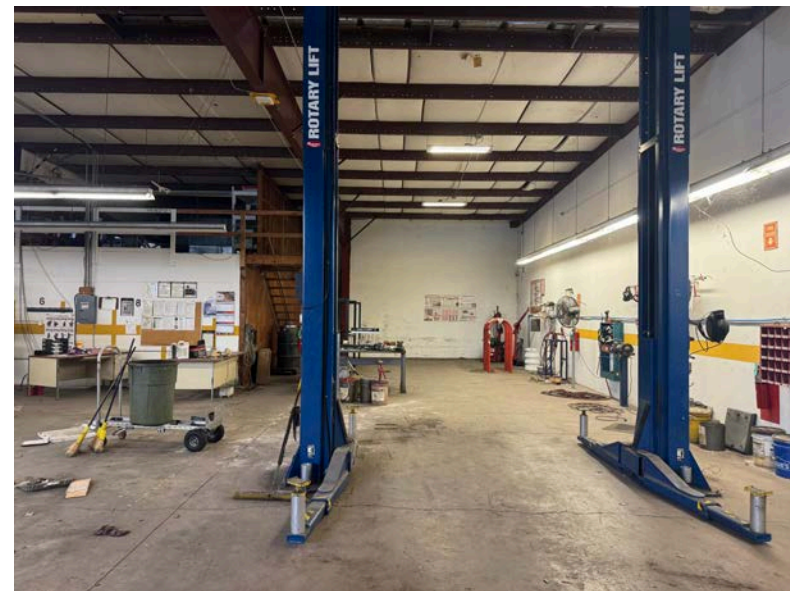
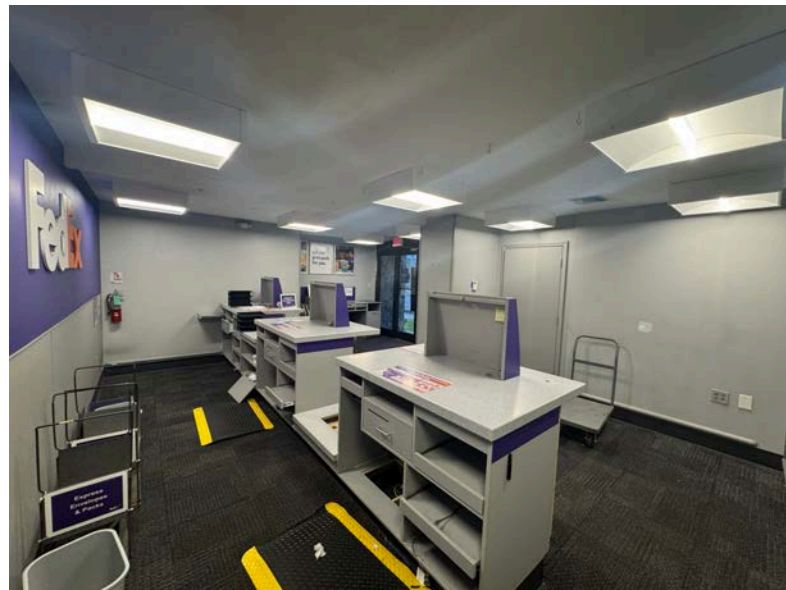
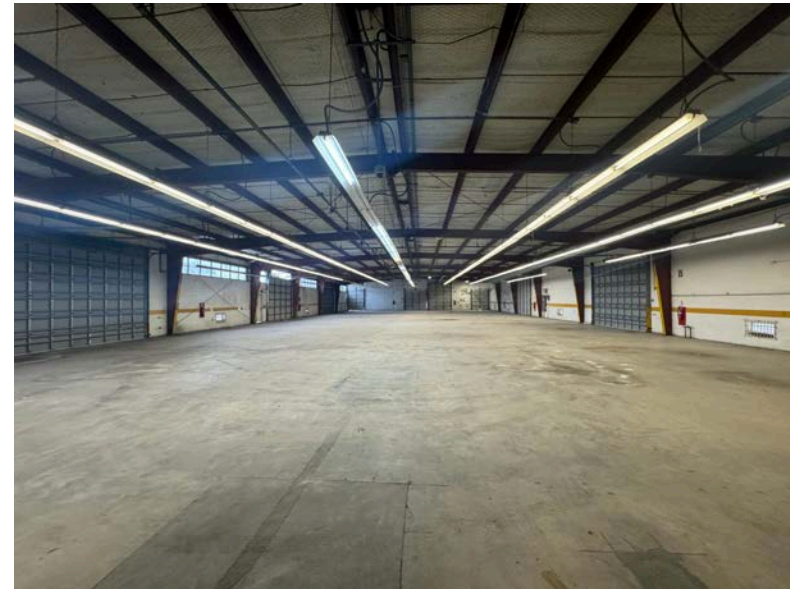
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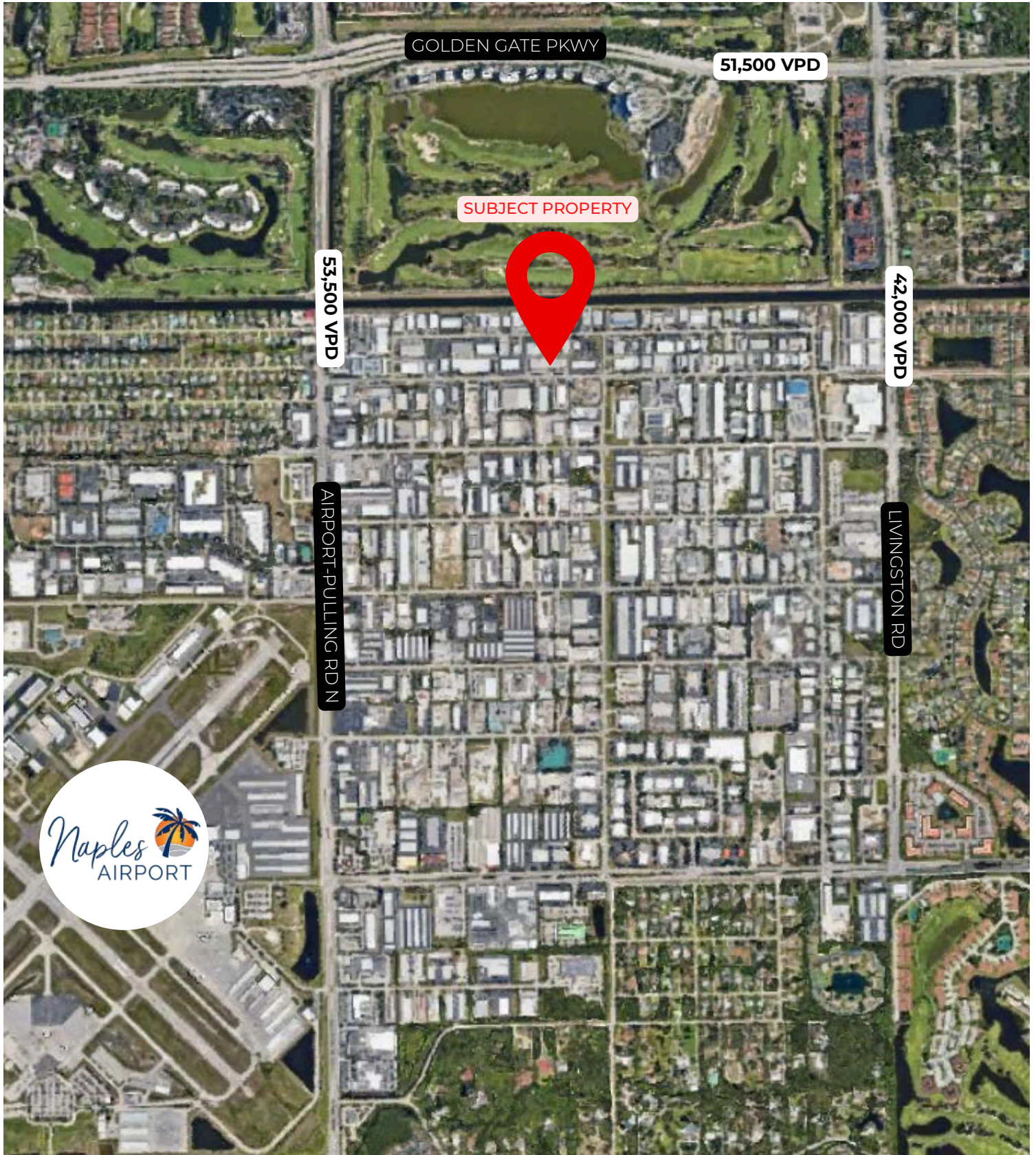
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