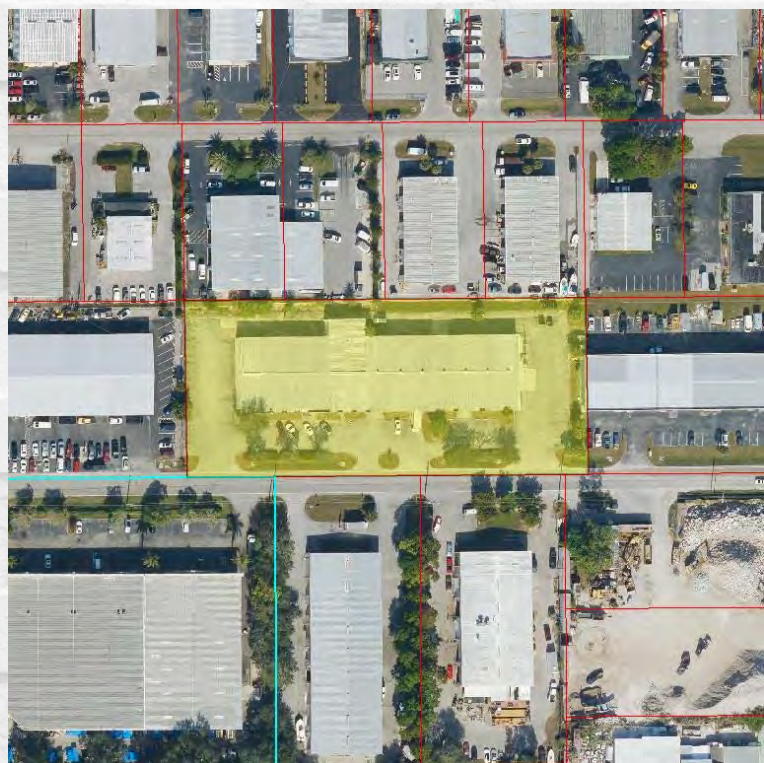




3885 Mercantile Ave, Naples, FL 34104

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

CONTACT  **(239) 261-3400**

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

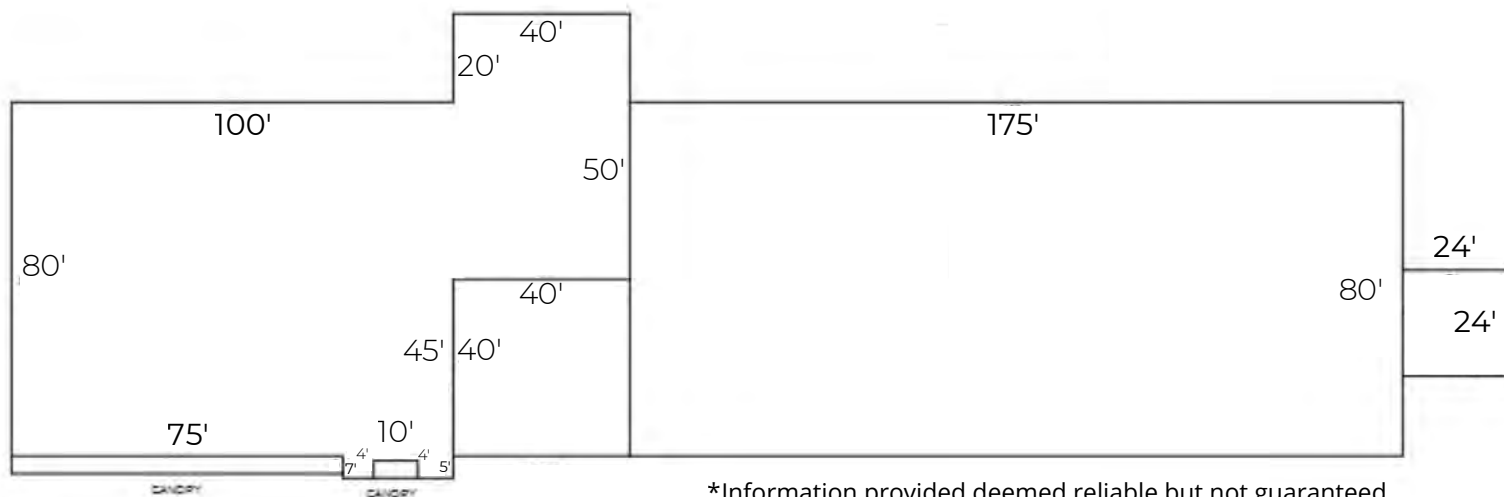
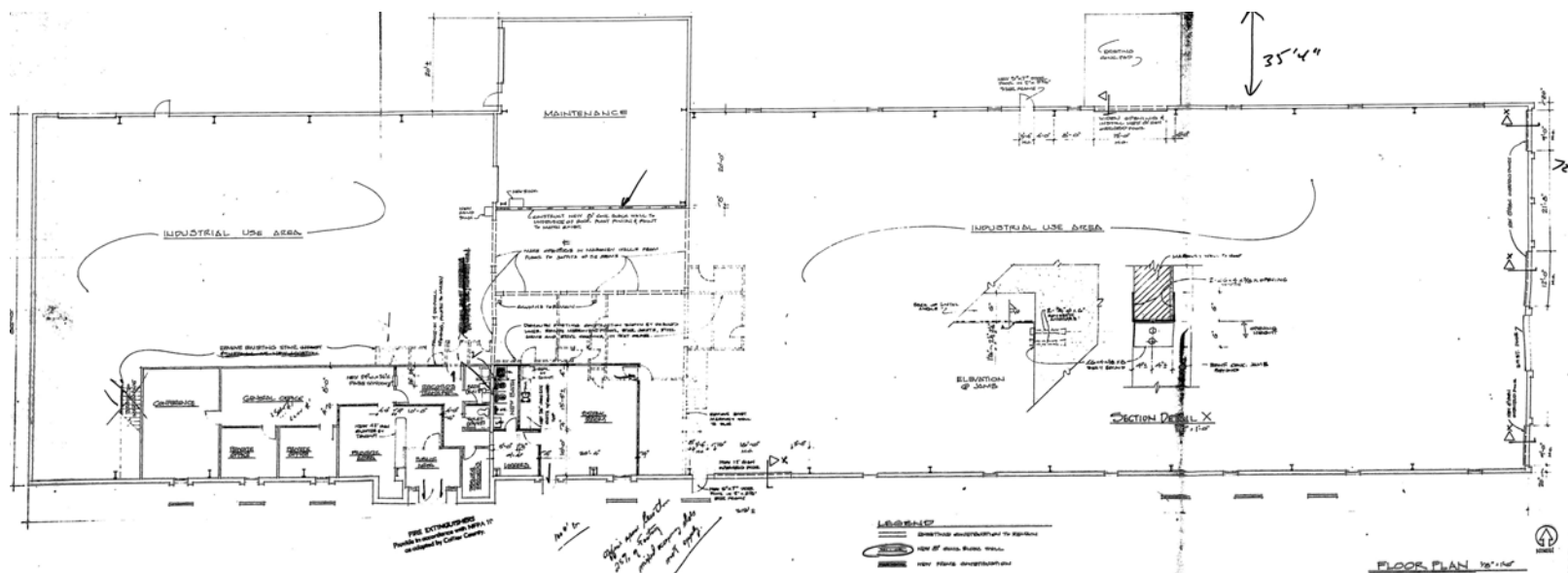
Christine McManus, CCIM, SIOR, 239-777-2020
christine@ipcnaples.com



**Investment
Properties
Corporation**

3885 Mercantile Avenue

FLOOR PLAN & DEMOGRAPHICS



*Information provided deemed reliable but not guaranteed.

click
here! →



**Google
Maps**

Demographics (2026)	1 MILE	3 MILES	5 MILES
Est. Population	3,326	59,692	150,131
Est. Average Household Income	\$202,857	\$149,392	\$153,201

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

Christine McManus, CCIM, SIOR, 239-777-2020
christine@ipcnaples.com

CONTACT ☎ (239) 261-3400

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

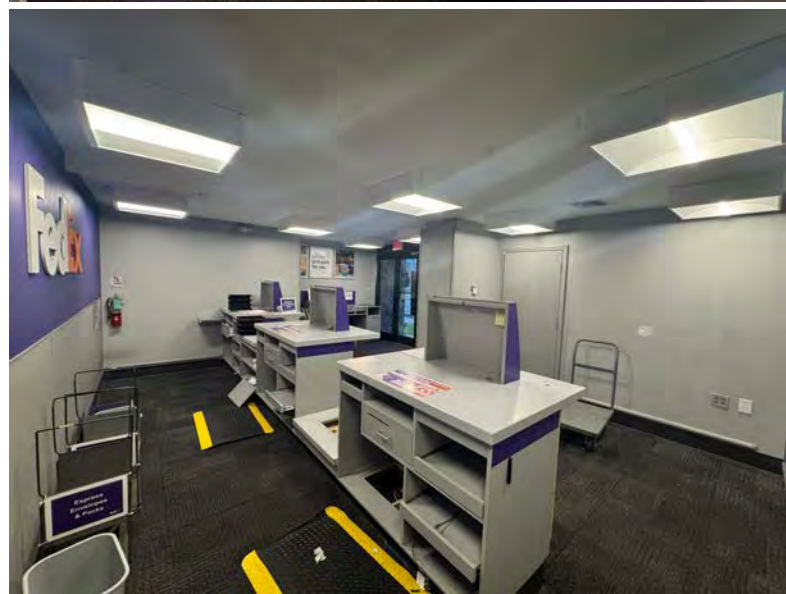
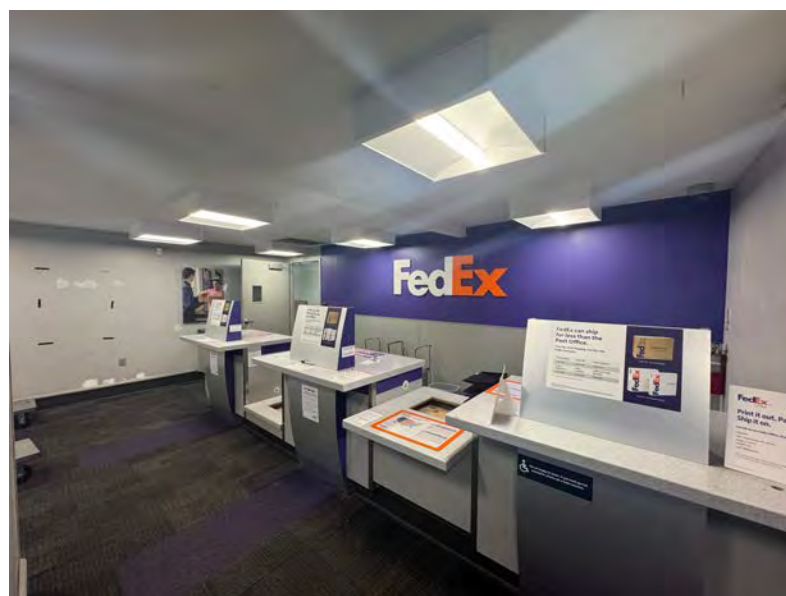
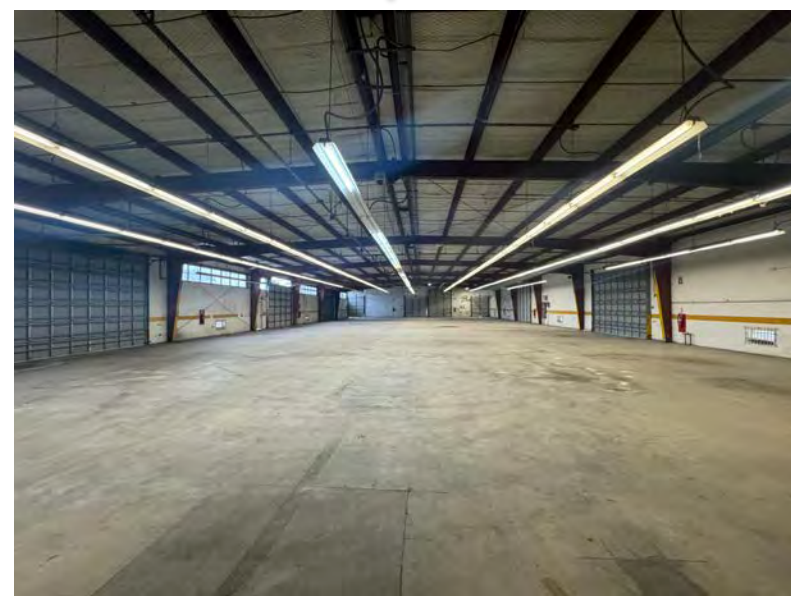
Licensed Real Estate Broker

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.



**Investment
Properties
Corporation**

3885 Mercantile Avenue



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

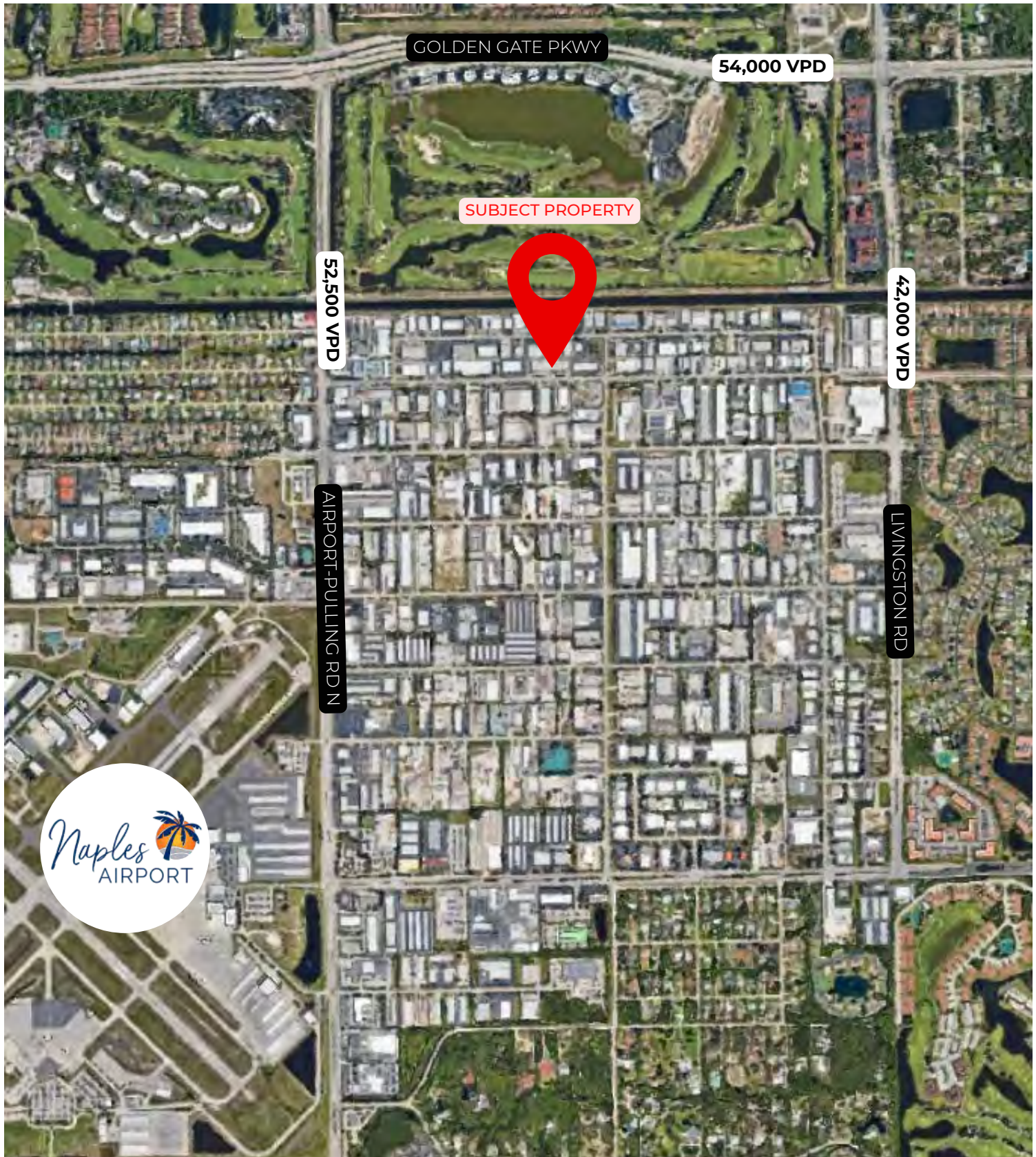
Licensed Real Estate Broker

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.



**Investment
Properties
Corporation**

3885 Mercantile Avenue



CONTACT 📞 (239) 261-3400

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

Christine McManus, CCIM, SIOR, 239-777-2020 christine@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.