

PRIME LOCATION WAREHOUSE DISTRIBUTION/COLD STORAGE FACILITY



FOR SALE

4176 MERCANTILE AVENUE, NAPLES, FL 34104



PRICE:	\$6,500,000 @ \$355.76 PSF
SIZE:	18,271± SF on 1.11± Acres
LOCATION:	Located off Airport Pulling Road on Mercantile Avenue
ZONING:	I - Industrial (Collier County)
YEAR BUILT:	2008
OH DOORS:	10 Dock High Doors
RE TAXES:	\$24,103.04 (2023)
PARCEL ID:	00276360008

RARE OPPORTUNITY

Exceptional opportunity to acquire a mid-size industrial building Naples' prime Airport Industrial Park, conveniently located across from the airport and just 2.5± miles from I-75, Exit 105. The building consists of 2,667± SF of office space, with nine private offices, a breakroom, and four restrooms, alongside a 4,198± SF warehouse, 9,200± SF of cold storage, and an additional 1,917± SF of storage on the second floor. Boasting ten dock high overhead doors and a fenced and gated parking/loading area, this facility ensures seamless operations and security. Suitable for a wide range of businesses including warehouse, distribution, micro brewery, food catering, fleet service, contractors, engineering firms, towing, freight, and more.

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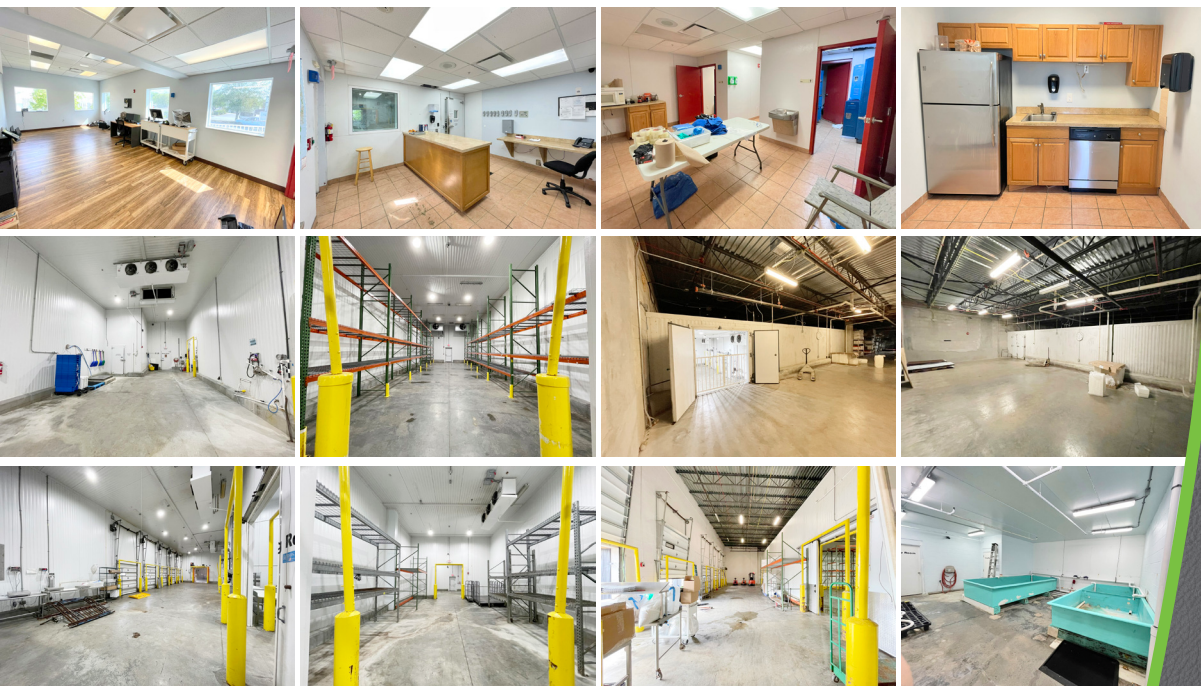
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HIGHLIGHTS

- 10 Dock high overhead doors
- 4,200± SF Warehouse
- 9,200± SF Cold Storage
- Fenced & gated parking/loading area
- 9 offices, break room and 4 restrooms totaling 2,667± SF
- Separate front office for incoming/outgoing shipments
- 1,917± SF additional storage on 2nd floor
- Centrally located with quick access to I-75



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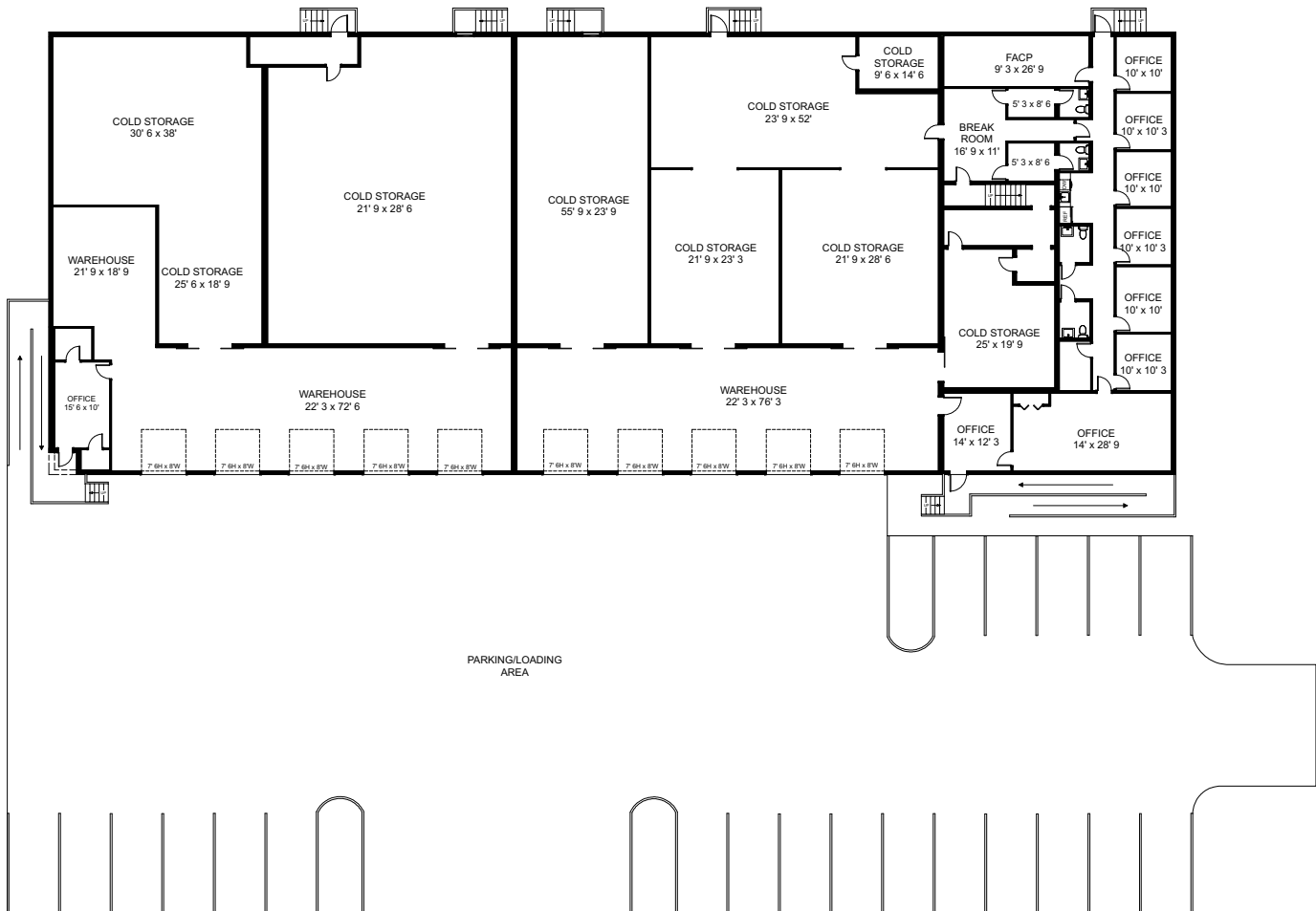
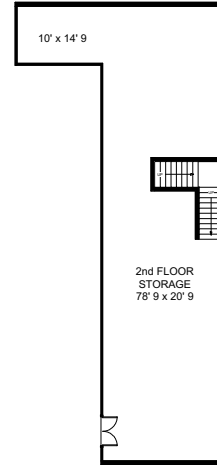
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FLOOR PLAN

4176 MERCANTILE AVENUE
NAPLES, FL

Offices/Break Room	2667 sq. ft.
Covered Entry	20 sq. ft.
Cold Storage	9200 sq. ft.
Warehouse	4198 sq. ft.
2nd Floor Storage	1917 sq. ft.
FACP	269 sq. ft.
TOTAL AREA	18271 sq. ft.

Prepared exclusively for David Wallace and Dave Wallace
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