

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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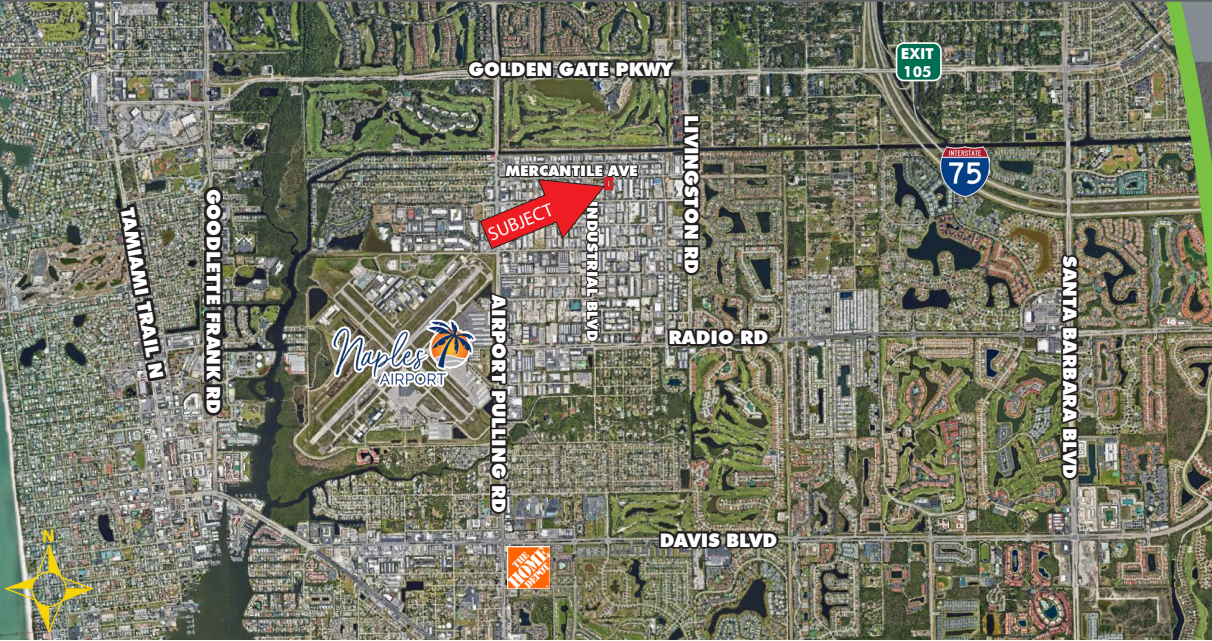
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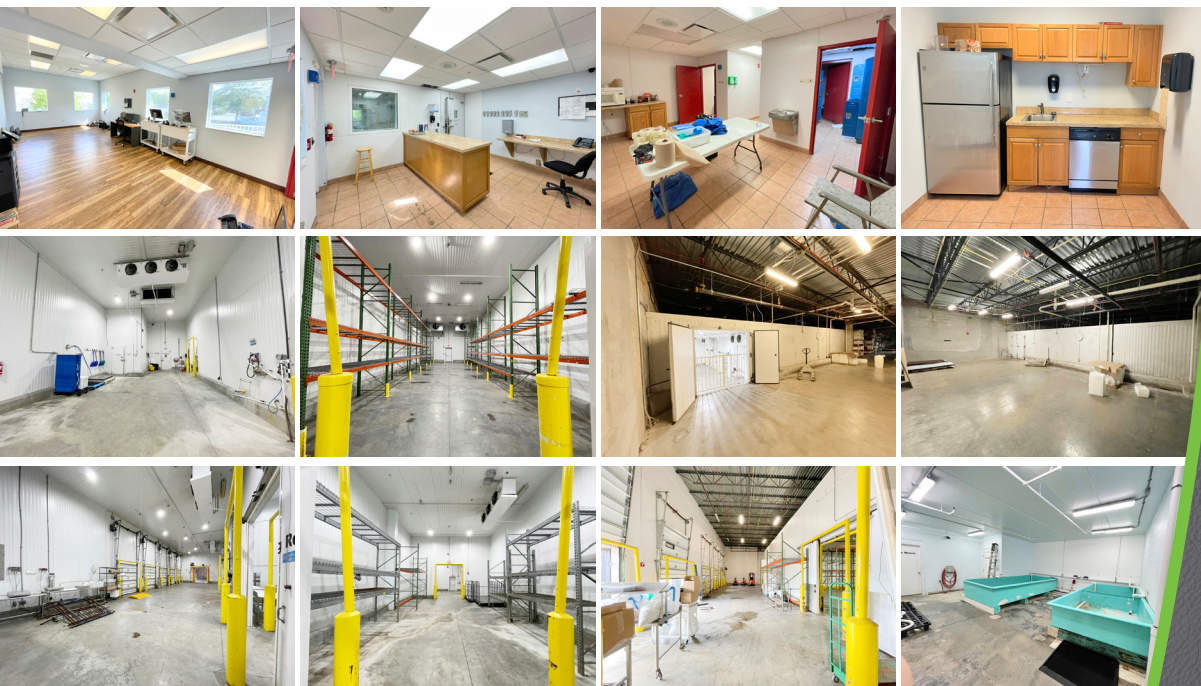
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HIGHLIGHTS

- 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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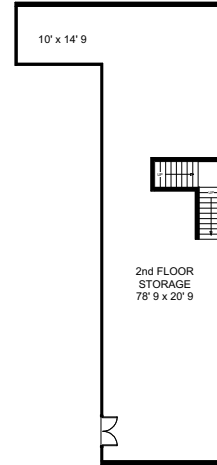
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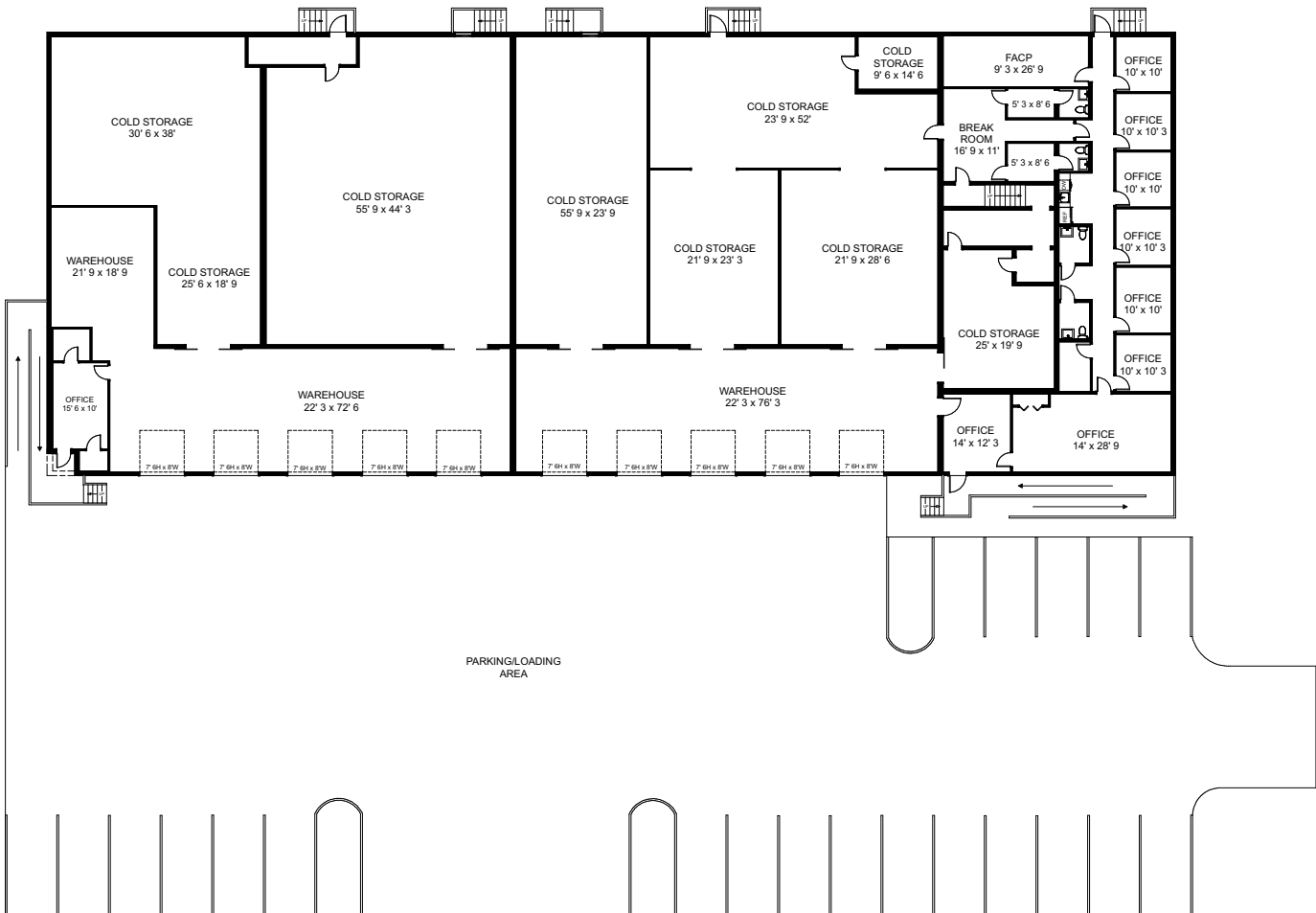
FLOOR PLAN

4176 MERCANTILE AVENUE
NAPLES, FL

| | |
|--------------------|----------------------|
| Offices/Break Room | 2666 sq. ft. |
| Covered Entry | 20 sq. ft. |
| Cold Storage | 9200 sq. ft. |
| Warehouse | 4198 sq. ft. |
| 2nd Floor Storage | 1917 sq. ft. |
| FACP | 270 sq. ft. |
| TOTAL AREA | 18271 sq. ft. |



Prepared exclusively for David Wallace and Dave Wallace
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