

PRIME LOCATION WAREHOUSE

DISTRIBUTION/COLD STORAGE FACILITY

4176 MERCANTILE AVENUE, NAPLES, FL 34104



CONTACT

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OFFERING SUMMARY

LIST PRICE: **\$6,500,000**
(\$355.76 PSF)

KEY DETAILS

- » LOCATION: **4176 Mercantile Avenue
Naples, FL 34104**
- » BUILDING SIZE: **18,271± SF**
- » LAND SIZE: **1.11± Acres**
- » OH DOORS: **10 Dock High Doors**
- » YEAR BUILT: **2008**
- » ZONING: **I - Industrial (Collier County)**
[Click here for zoning uses](#)
- » RE TAXES: **\$24,103.04 (2023)**
- » PARCEL ID: **00276360008**

<https://creconsultants.com/4176mercantileave>

PROPERTY OVERVIEW

Exceptional opportunity to acquire an industrial building in Naples' prime Airport Industrial Park, conveniently located across from the airport and just 2.5± miles from I-75, Exit 105. **The building has undergone significant upgrades and renovations, including the exterior, all of the front office space, and two-thirds of the warehouse /refrigeration space.** It consists of 2,667± SF of office space, with nine private offices, a break room, 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. The building is equipped with a C15/450 KW Diesel Generator, ensuring reliable, uninterrupted power for essential operations. 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, microbrewery, food catering, fleet service, contractors, engineering firms, towing, freight, and more.

FOR MORE INFORMATION, CONTACT:

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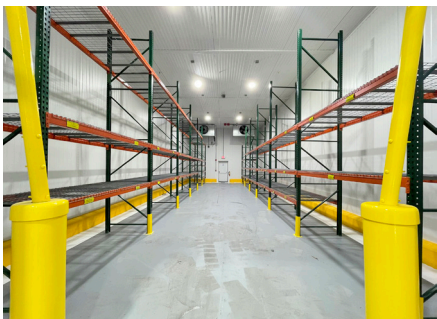
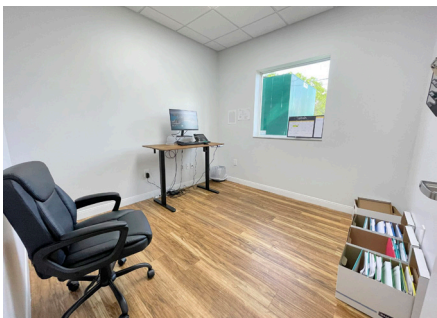
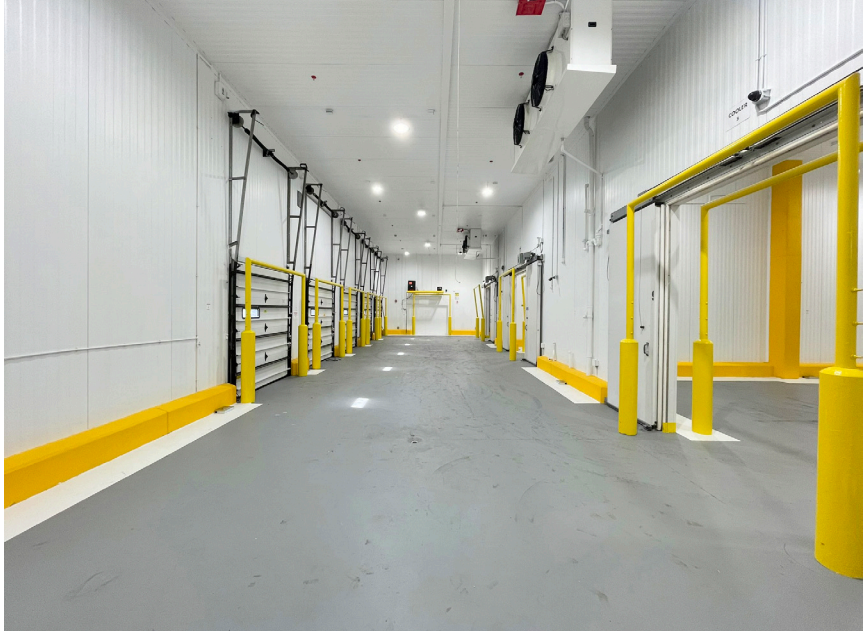
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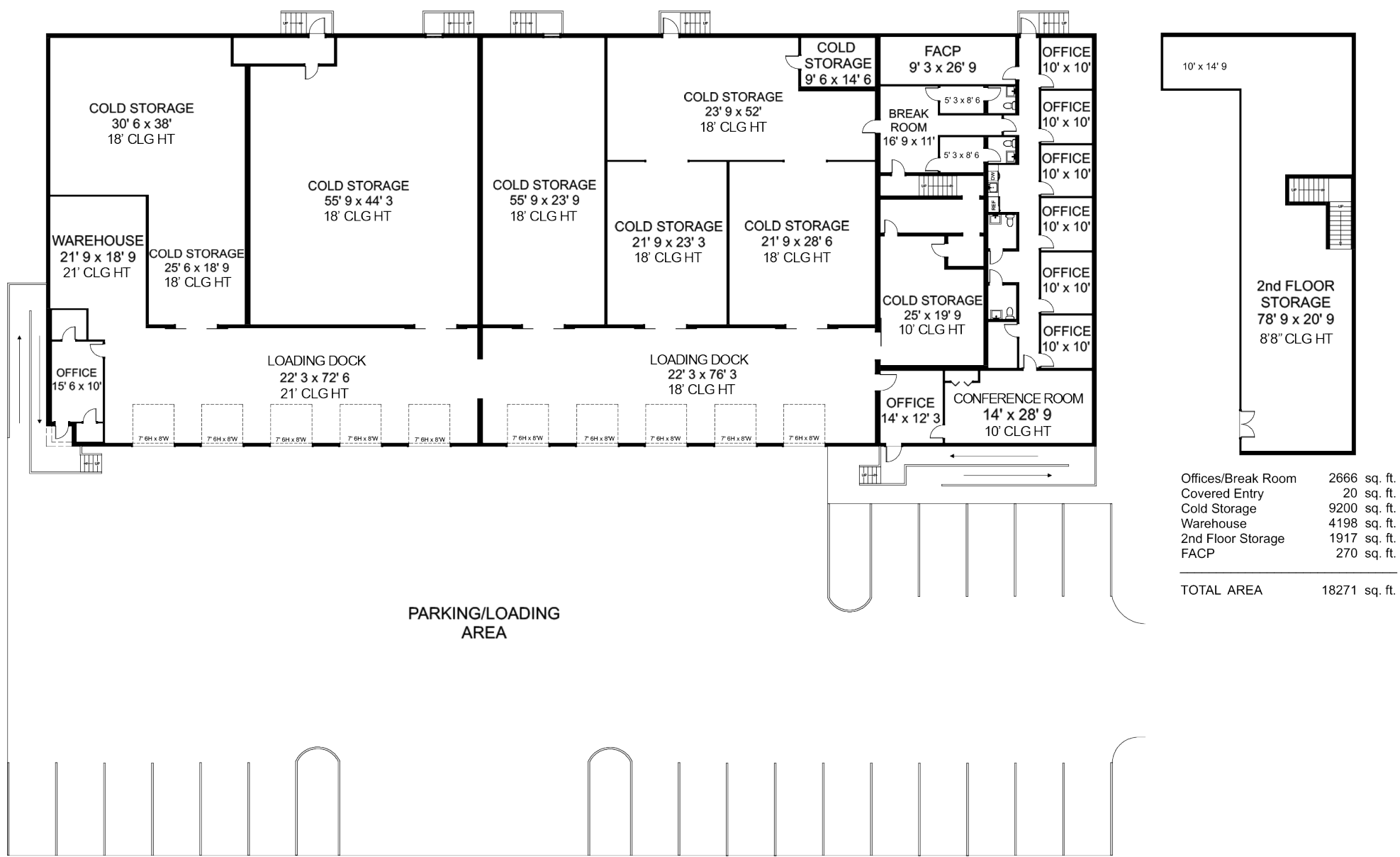
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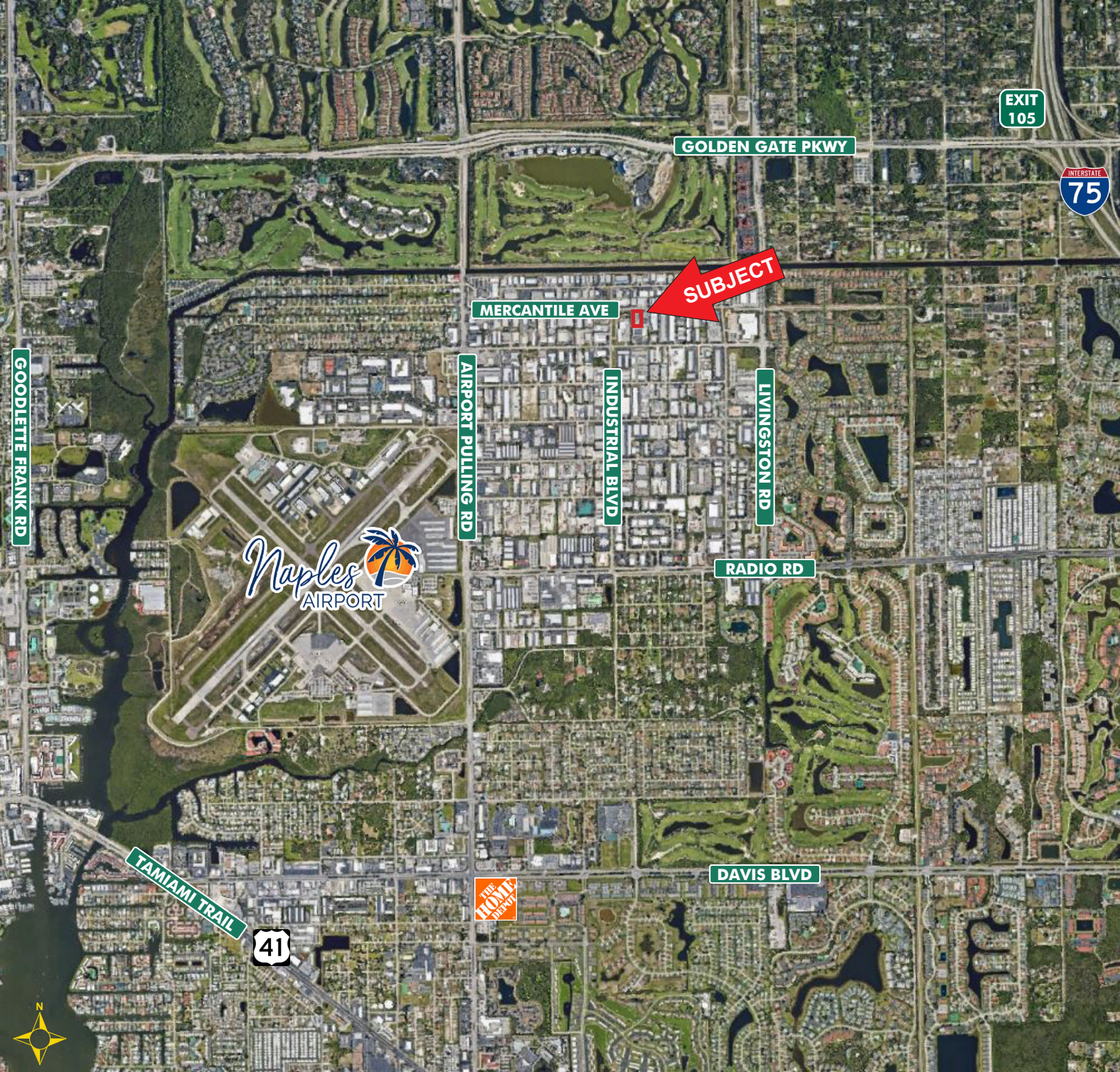




- 10 Dock high overhead doors
- 4,200± SF Warehouse
- 9,200± SF Cold Storage
- Fenced & gated parking/loading
- 9 offices, break room and 4 restrooms totaling 2,667± SF
- Separate front office for incoming/outgoing shipments
- 1,917± SF additional storage on 2nd floor
- Equipped with a C15/450 KW Diesel Generator



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.



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