

# PRIME CENTRAL LOCATION

## DISTRIBUTION/WAREHOUSE FACILITY



4206 MERCANTILE AVENUE  
NAPLES FLORIDA

**FOR SALE OR LEASE**

### CONTACT

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## OFFERING SUMMARY

LIST PRICE: **\$9,490,000 (\$260.34 PSF)**

LEASE PRICE: **\$19.50 PSF NNN**

## KEY DETAILS

» LOCATION: **4206 Mercantile Avenue  
Naples, FL 34104**

» BUILDING SIZE: **36,453± SF**

» LAND SIZE: **2.53± Acres**

» ZONING: **I - Industrial (Collier County)**  
[Click here for zoning uses](#)

» YEAR BUILT: **1991**

» RE TAXES: **\$51,969.33 (2024)**

» PARCEL ID: **00282085704 & 00282089302**

## PROPERTY OVERVIEW

This industrial property boasts a spacious 32,346± square feet of first-floor warehouse space, and an additional 4,107± square feet of office space on the second floor. The property features 12 dock-high overhead doors, and fenced and gated parking and loading areas. Located in the Naples Industrial Park off Livingston Road, directly across from Naples Municipal Airport, this prime location offers quick and easy access to I-75 and US 41, making it ideal for distribution and warehouse operations. The property's central location ensures convenient connectivity to major transportation routes, improving operational efficiency. This property presents a unique opportunity to acquire a well-appointed industrial asset in one of Naples' most desirable industrial areas.

FOR MORE INFORMATION, CONTACT:

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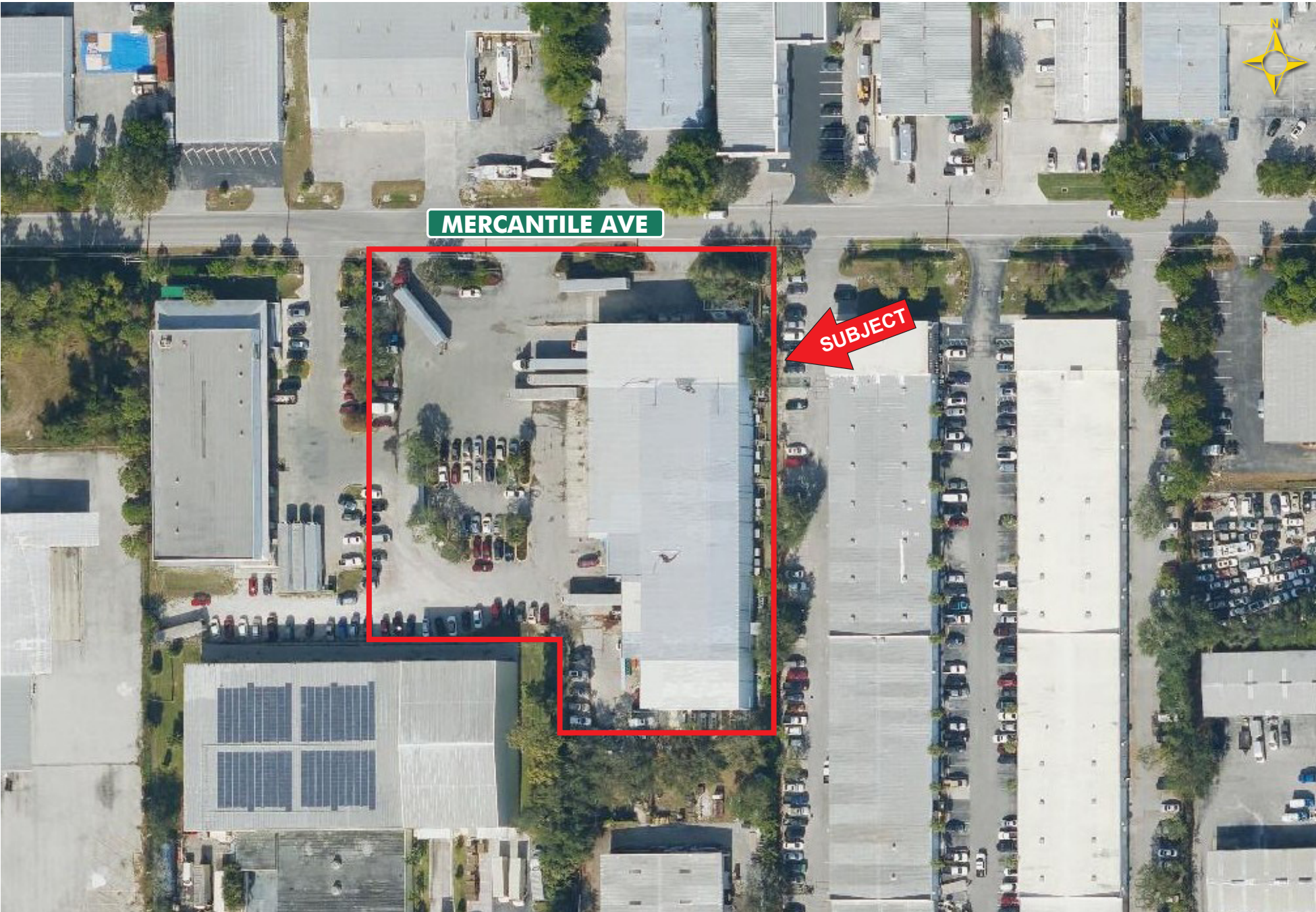


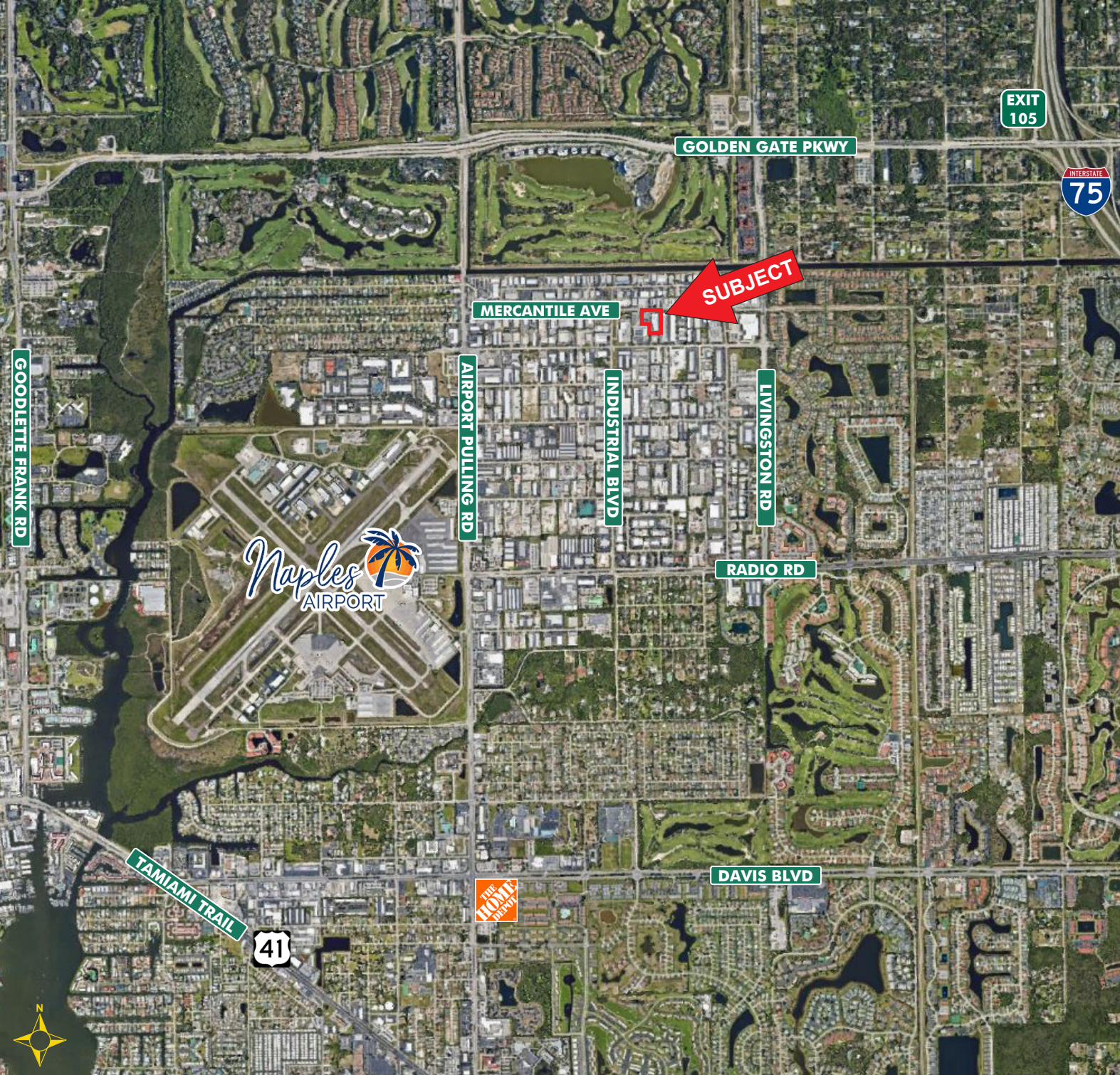
4206 MERCANTILE AVENUE, NAPLES, FL



- 12 Dock high overhead doors
- 32,346± SF Warehouse Area
- 4,107± SF 2<sup>nd</sup> Floor Office Area







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