

LEASE

4609 NW 6TH ST #B7

4609 NW 6th Street Gainesville, FL 32609



PROPERTY DESCRIPTION

Extremely hard to find 1,200 sf office/ warehouse unit located in NW Gainesville's prime industrial corridor. Suite B7 offers approximately 50% office and 50% warehouse space with a reception area, 2 private offices, a flex/workspace and warehouse with a 10 ft bay door. Hurry- this space won't last long! Lease rate is based upon a 5 year lease.

PROPERTY HIGHLIGHTS

- Well maintained industrial complex
- Conveniently located
- Hard to find 1200 SF Space
- 50/50 Office and Warehouse
- 10-ft Bay Door

OFFERING SUMMARY

Lease Rate:	\$15.75 SF/yr (NN)
Available SF:	1,200 SF
Pass Thru Rate:	\$1.30/SF
Lot Size:	0.43 Acres
Building Size:	5,200 SF
Zoning:	I1

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,441	39,478	84,685
Total Population	3,600	106,776	212,899
Average HH Income	\$46,143	\$52,252	\$54,652
Traffic Count:	12500	AADT	

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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

