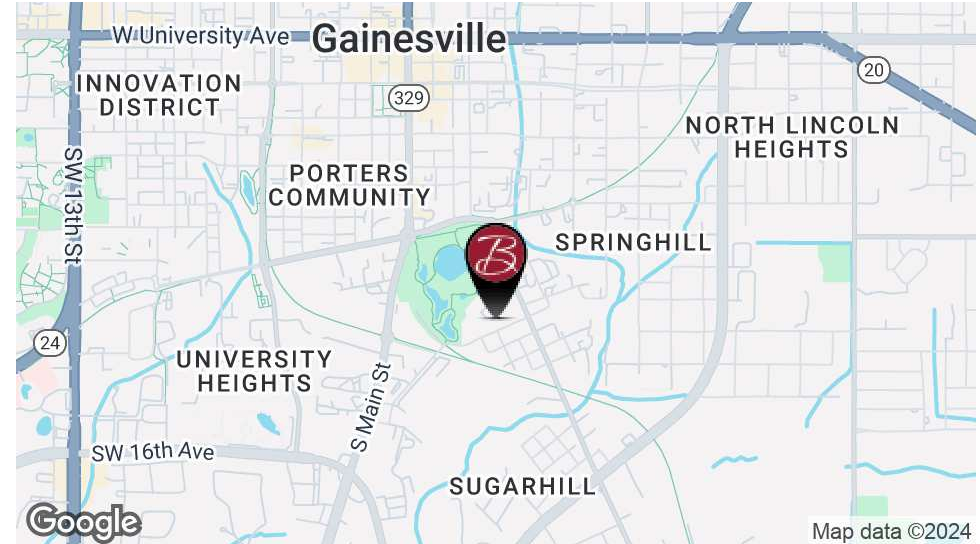


130 AND 250 SE 10TH AVENUE

EXECUTIVE SUMMARY

| Gainesville, FL 32601



OFFERING SUMMARY

Lease Rate:	\$10.00 per year (NNN)
Available SF:	5,891 - 8,531 SF
Lot Size:	1.3 Acres
Number of Units:	4
Year Built:	1979
Zoning:	I-1
Market:	Downtown Gainesville

PROPERTY OVERVIEW

CBS Warehouses are available for lease! The warehouse at 250 SE 10th Avenue offers 5,891 square feet and includes three offices, a showroom, two 14' roll-up doors, and four 7'x8' roll-up doors.*Warehouse at 130 SE 10th Avenue (Bay 1, 2, and 3), offering a total of 2,640 SF with three 12'x16' roll-up doors.

PROPERTY HIGHLIGHTS

- Ample Parking
- I-1 Zoning
- 17'-18' Ceiling Heights
- Three-Phase Power

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

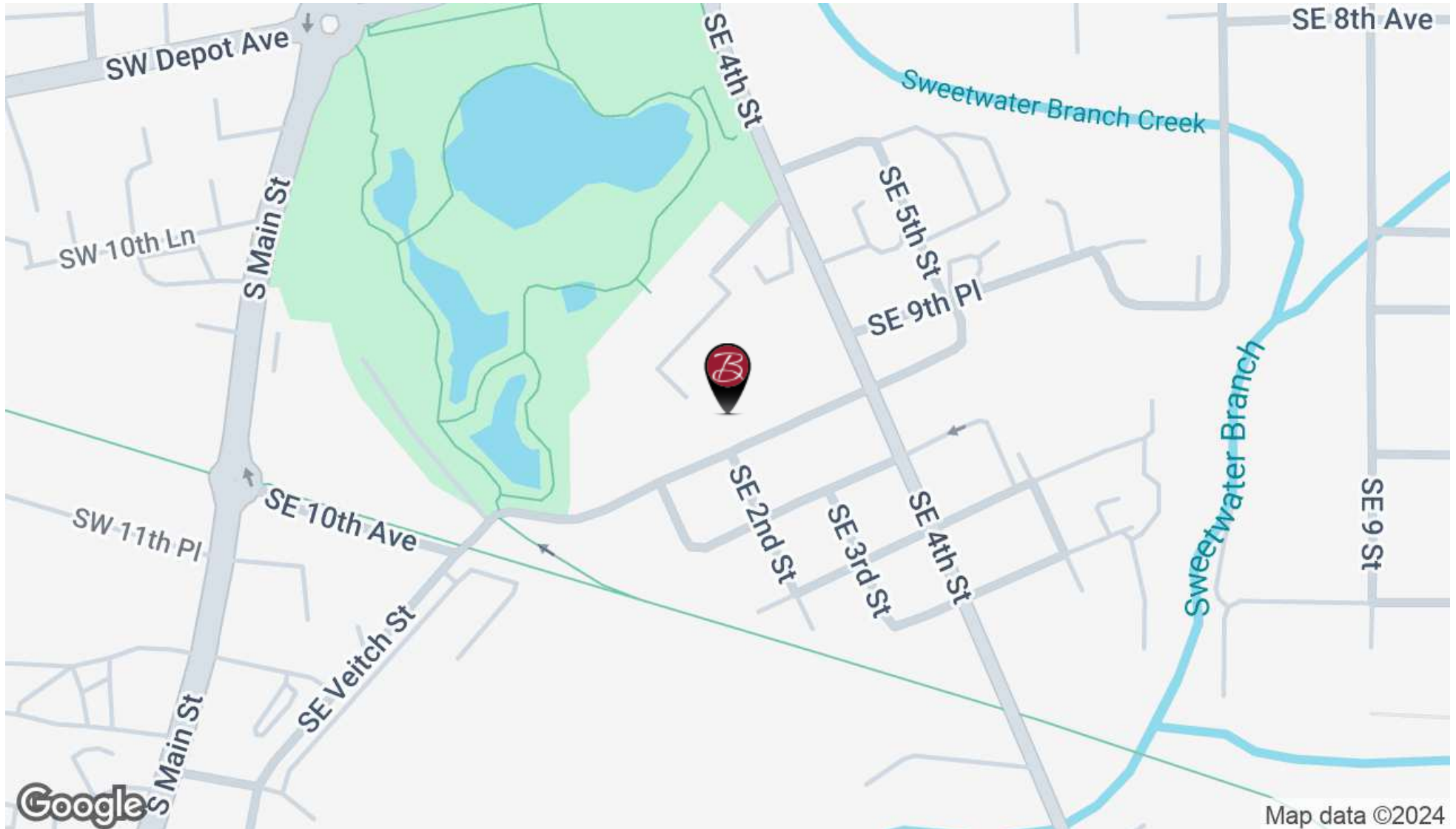
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

LOCATION MAP

| Gainesville, FL 32601



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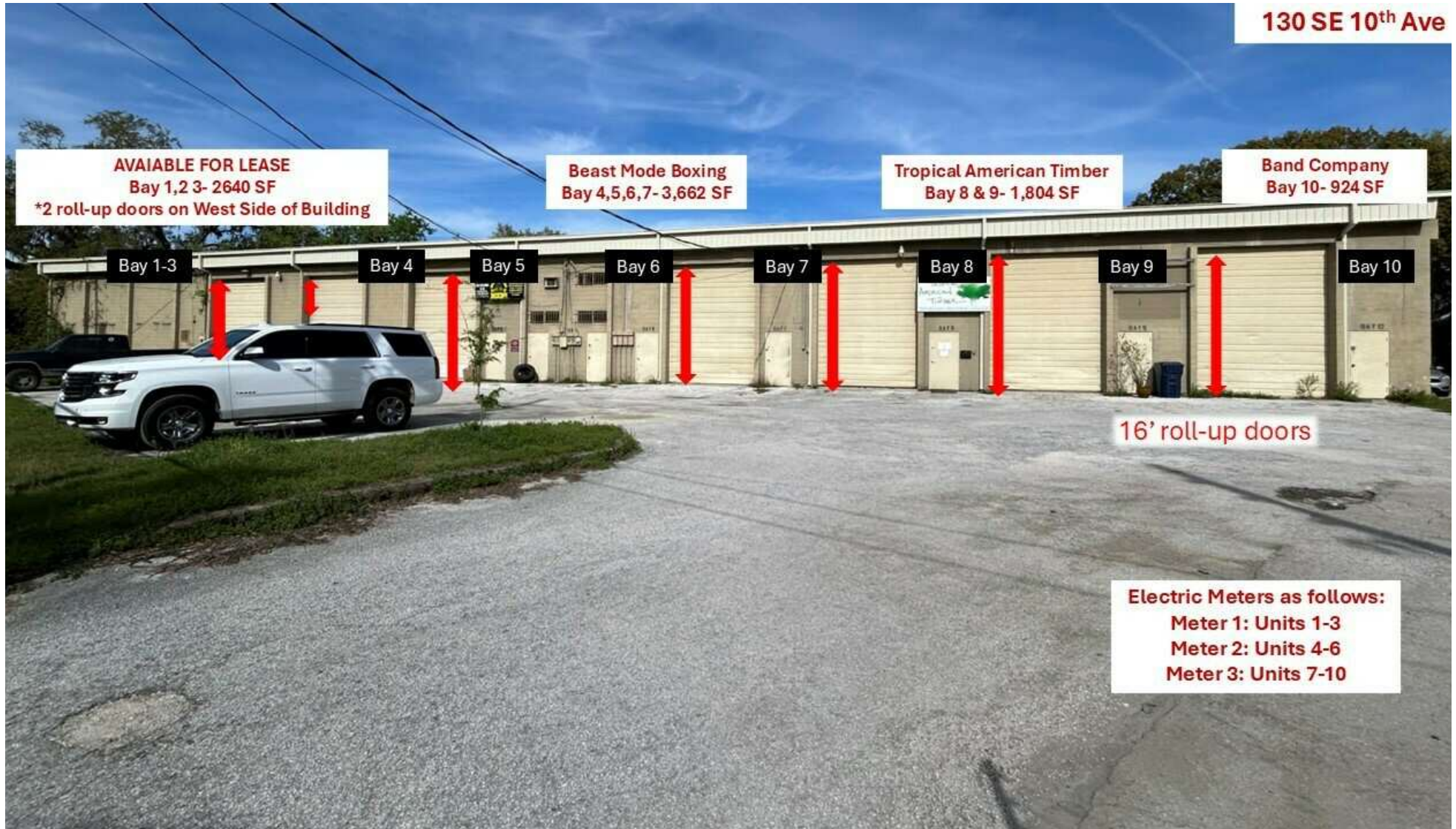


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130 AND 250 SE 10TH AVENUE

DEMOGRAPHICS MAP & REPORT

| Gainesville, FL 32601

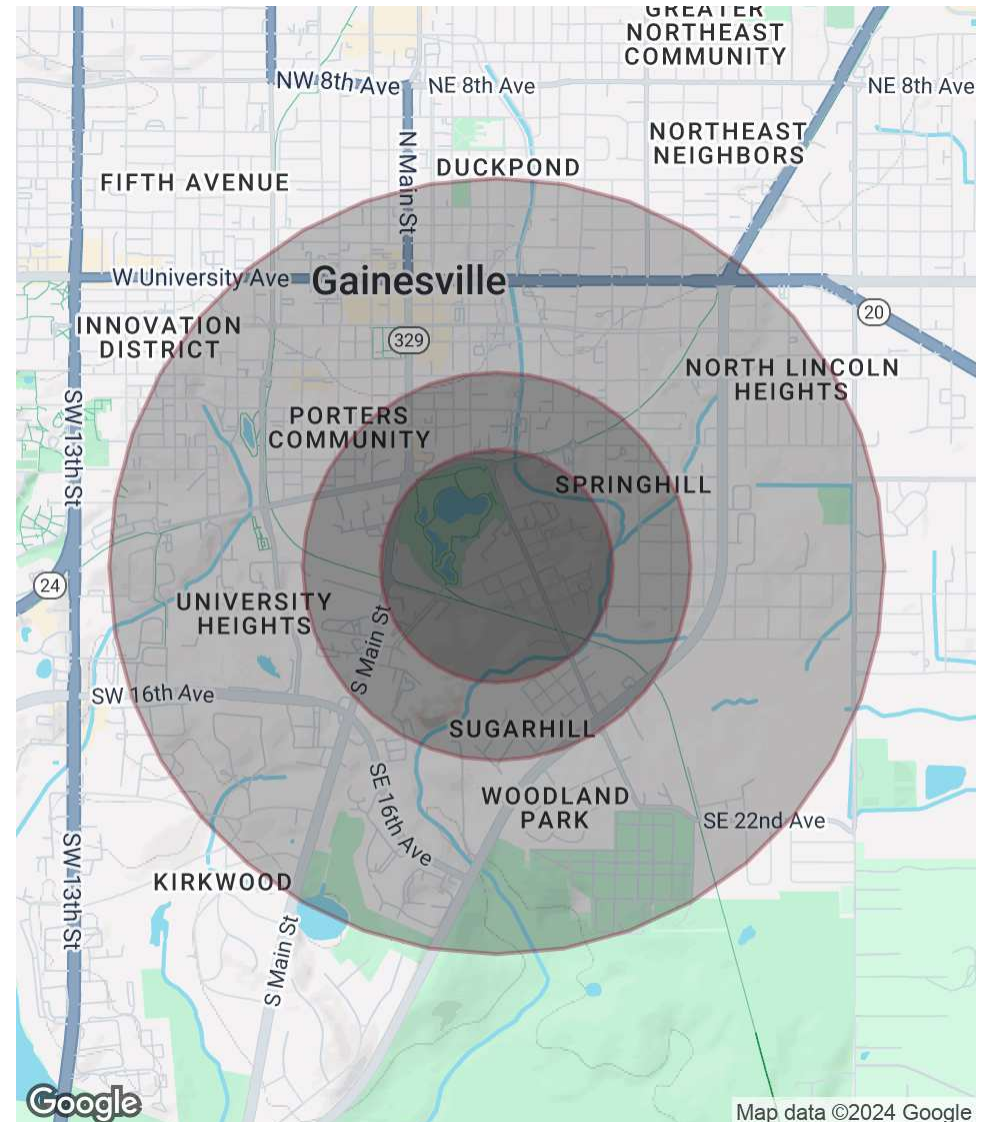
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	993	12,312
Average Age	42	38	32
Average Age (Male)	39	37	33
Average Age (Female)	45	38	32

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	498	5,507
# of Persons per HH	2.5	2	2.2
Average HH Income	\$64,066	\$66,756	\$53,854
Average House Value	\$167,440	\$244,872	\$343,879

Demographics data derived from AlphaMap



FOR MORE INFORMATION:



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them

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