

Industrial Property for Lease

3500 NE Waldo Road, Suite B, Gainesville, FL 32609



Building Size: 11,600± SF | Land Size: 1.5± AC | Lease Rate: ~~\$9.00/SF Gross~~
\$8.00/SF Gross



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Property Details



Welcome to a prime industrial property with immense potential. Discover a practical and functional industrial space at 3500 NE Waldo Road, Suite B. This property offers a no-nonsense approach to industrial needs with a 11,600± SF layout that includes 1,600± SF of office space and essential restrooms.

Specifications:

- **Building Size:** 11,600± SF
- **Parcel Size:** 1.5± AC (total)
- **Zoning:** BI (Business Industrial)
- **Land Use:** Industrial
- **Jurisdiction:** City of Gainesville
- **Parcel ID:** 08198-019-000



Here's a closer look at the key features:

Functional Design: This 11,600± SF industrial property offers a straightforward layout, providing a practical environment for various industrial operations.

Office Facilities: With 1,600± SF of office space, this property caters to administrative needs while keeping the focus on industrial functionality.

Ease of Access: The three 10'X10' roll-up commercial doors and one 10'X14' interior roll-up door ensure easy entry into the warehouse space, promoting operational efficiency.

Ceiling Height: The generous ceiling height of 28' to the beam and 31' to the deck allows for versatile storage options and equipment maneuverability.

Power Infrastructure: Equipped with three-phase power, this space is ready to support industrial-grade machinery and equipment.

Safety Measures: The property is fitted with a fire sprinkler system to enhance safety and compliance with regulations.

Security Assurance: The fenced exterior provides a level of security for the property and its assets.

Strategic Location: Direct access to NE Waldo Road/NE State Road 24, less than one mile from Gainesville Regional Airport, ensures convenient transportation and logistics.

Ample Parking: Adjacent to the building, paved parking offers practical parking solutions for your team and visitors.

Photo Gallery



Interior

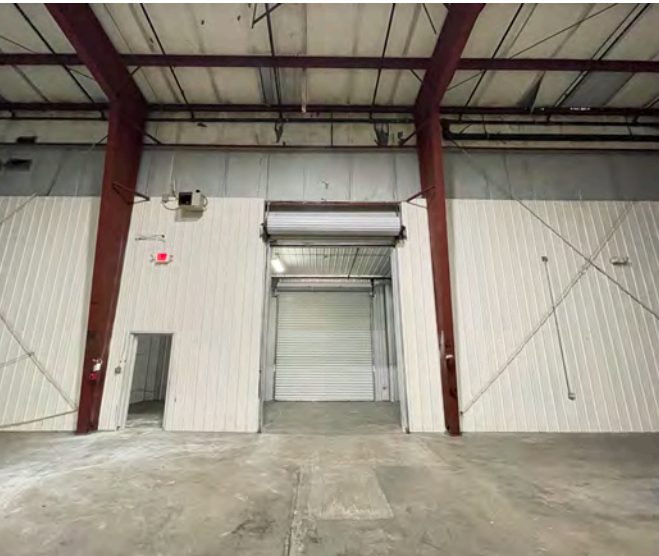


Photo Gallery



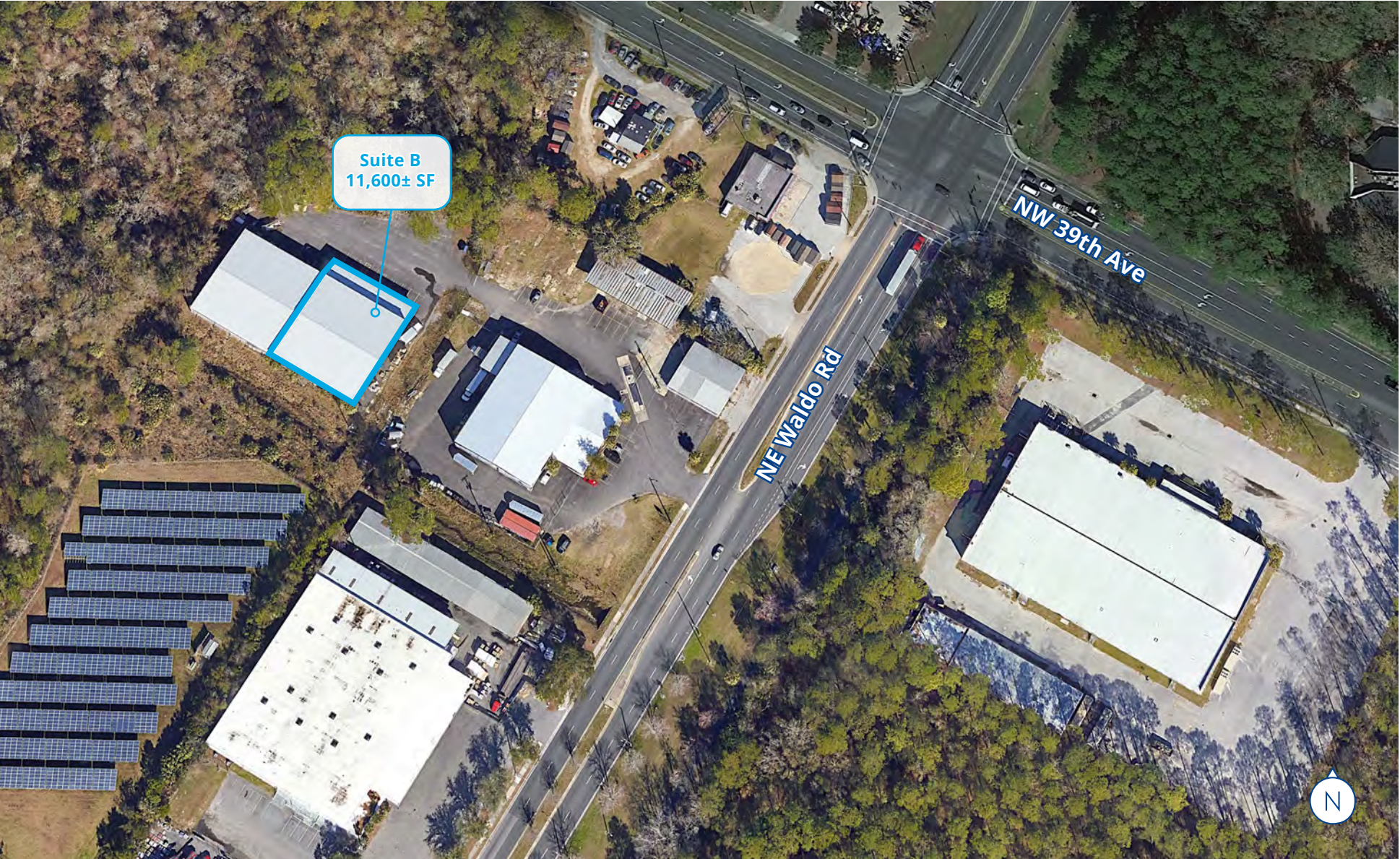
Interior - Renovations



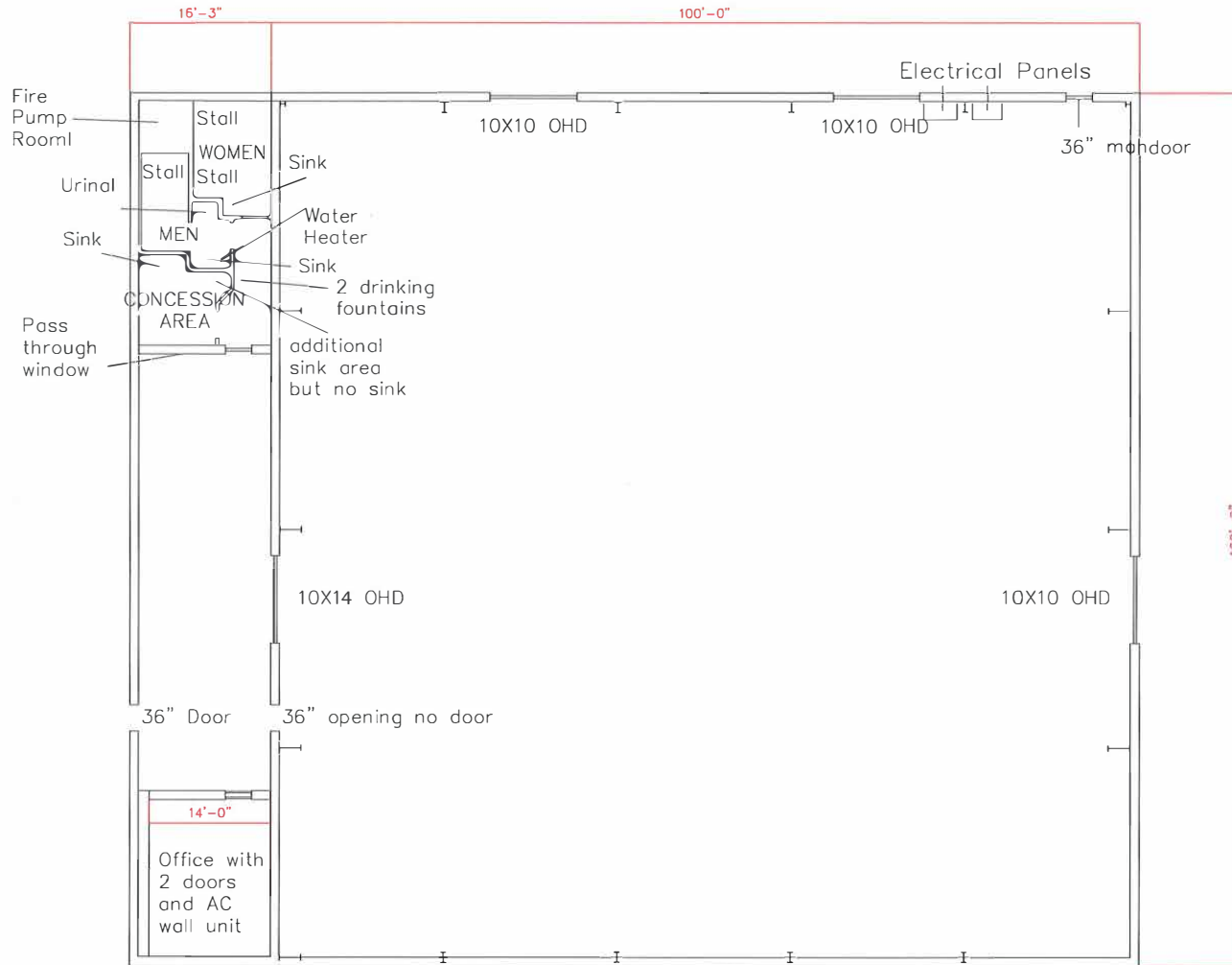
Aerial View



10,000± SF warehouse/industrial space and 1,600± SF office space



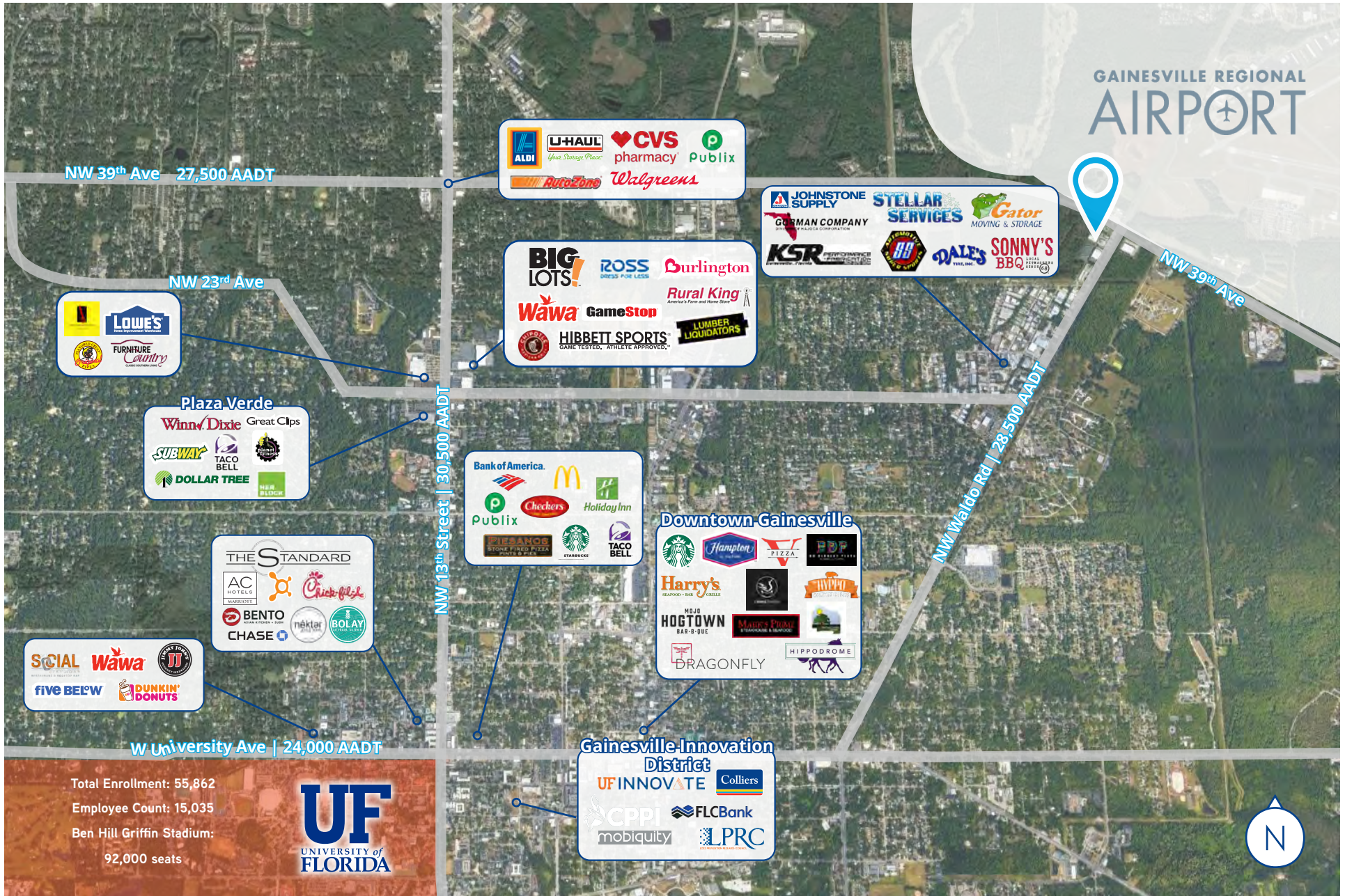
Site Plan



If you're in need of a basic and functional industrial space, 3500 NE Waldo Road, Suite B, could be the right fit for your business. For more details or to schedule a viewing, reach out to our team of experienced commercial real estate agents. Let's help you find the space that meets your industrial requirements.



Trade Area

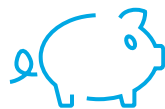




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Area Demographics

Source: ESRI Business Analyst



	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Projected Average Household Income (2028)
1 Mile	2,811	2,812	\$52,808	\$62,381
3 Mile	26,381	25,991	\$62,579	\$74,270
5 Mile	85,674	84,921	\$70,146	\$82,998

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