

FOR LEASE

2948 NE 21st Way - Industrial Space For Lease, Gainesville, FL 32609

2,500 SF



Ken Mears

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This 2,500± SF industrial suite features approximately 2,000 SF of open warehouse space designed for flexible operations, supported by two (2) 12' x 14' grade level roll-up doors for efficient loading and access. The balance of the space includes four smaller offices or storage rooms suitable for administrative use, parts storage, or light operational support. The property is classified as Class C and offers functional, no-frills industrial space appropriate for service, light manufacturing, or distribution users. Zoned I-2, the site accommodates a broad range of industrial uses. The straightforward layout and multiple access points provide operational flexibility for a variety of tenants or owner-users.

PROPERTY HIGHLIGHTS

- 2,500± SF industrial suite with 2,000± SF open warehouse, two (2) 12' x 14' roll-up doors, and four offices/storage rooms supporting flexible operational use
- I-2 zoning allows a wide range of industrial, service, light manufacturing, and distribution users in a functional Class C space
- Located one block east of Waldo Rd (FL SR 24) with convenient access to Gainesville Regional Airport, downtown Gainesville, and regional transportation routes
- Positioned within NE Gainesville's industrial corridor near Walmart Supercenter, automotive users, and service-related businesses driving consistent commercial activity

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	1
Available SF:	2,500 SF
Lot Size:	0.31 Acres
Building Size:	5,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,375	14,423	35,631
Total Population	3,994	34,715	97,263
Average HH Income	\$56,083	\$61,305	\$70,660

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ADDITIONAL PHOTOS

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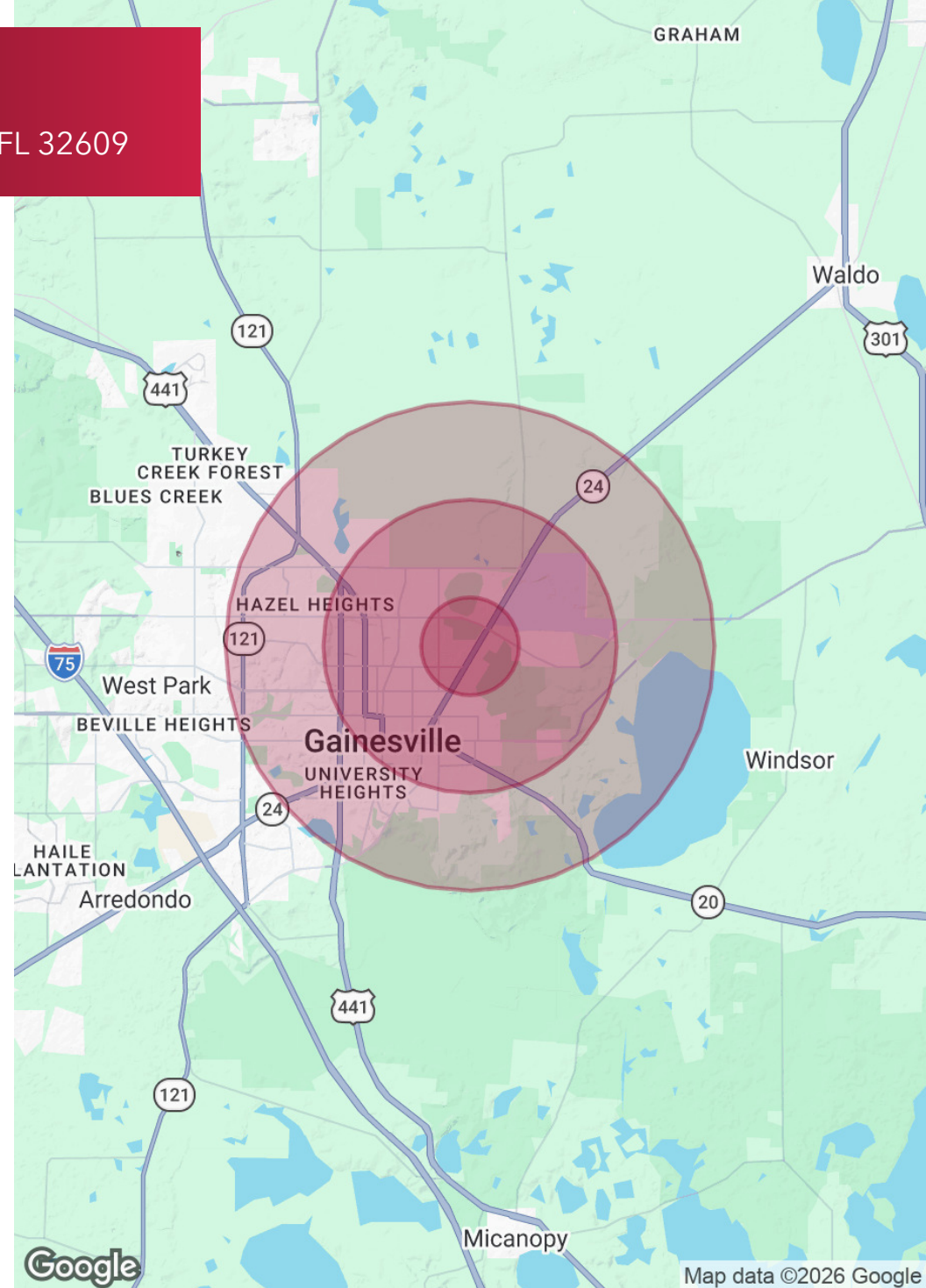
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,994	34,715	97,263
Average Age	29.7	35.5	31.9
Average Age (Male)	30.2	33.8	30.9
Average Age (Female)	28.6	37.5	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,375	14,423	35,631
# of Persons per HH	2.9	2.4	2.7
Average HH Income	\$56,083	\$61,305	\$70,660
Average House Value	\$155,810	\$197,747	\$229,638

2023 American Community Survey (ACS)



FOR SALE

2948 NE 21st Way - Industrial Space For Lease, Gainesville, FL 32609



2,500± SF | \$12 SF/YR (NNN)

BRIAN OEN

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