

± 20,000 Sqft Warehouse For Lease



Broxson Real Estate Group
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Gainesville, FL 32653
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OVERVIEW

This 20,000 sqft industrial warehouse Zoned II (suite A and D) is located off State Road 24 leading directly into Gainesville. It is conveniently located within 2 miles from Gainesville Regional Airport. The location is ideal for a business that has high demand on distribution and transit. Suite A is located up front of the 100,000 sqft facility which gives you easy access to the 4 dock height bays and 2 grade level bays with ramp access. Up front is an open concept 1451 sqft office with a separate conference room and kitchenette. NNN is currently \$2.41/sqft/yr. This is a SUBLEASE. Tenant and Landlord approval will be needed.

HIGHLIGHTS

- 4 Dock Height Bays
- A/C Warehouse
- High traffic area
- Ideal Location for Distribution
- 1,451 sqft Office

SUMMARY

- Lease Price: \$8.50/sqft/yr
- NNN: \$2.41/sqft/yr
- Total SF: 20,000 SF
- Zoned II Light Manufacturing

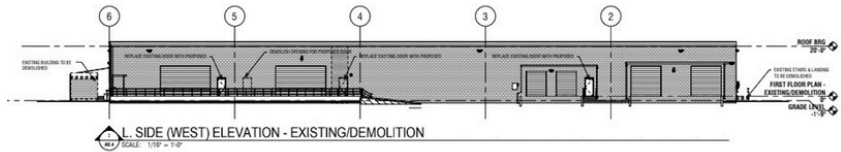
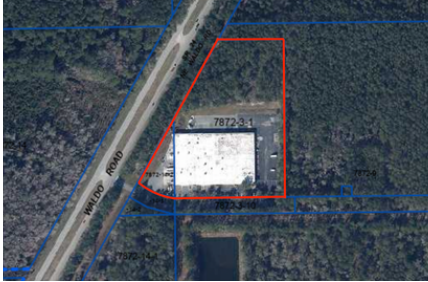


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PROPERTY PHOTOS



AERIAL MAP



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