

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

INVESTMENT OPPORTUNITY FOR SALE
**Fully Leased Industrial/Flex/
Showroom/Office Building**

5431 SW 35th Drive | Gainesville, FL 32608

Size: 35,984± SF | **Lot:** 3.69± AC | **Sale Price:** \$7,499,000



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104 SW 6th Street
Gainesville, FL 32601
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Property Overview

5431 SW 35th Drive | Gainesville, FL 32608

Size:	35,984± SF
Lot Size:	3.69± Acres
Year Built:	2016
Tax Parcel:	07143-006-000
Availability:	100% Leased
Zoning:	BH (Highway Oriented Business)
National Tenants:	Trane, Arthur Rutenberg Homes, Brain Balance, Option Care

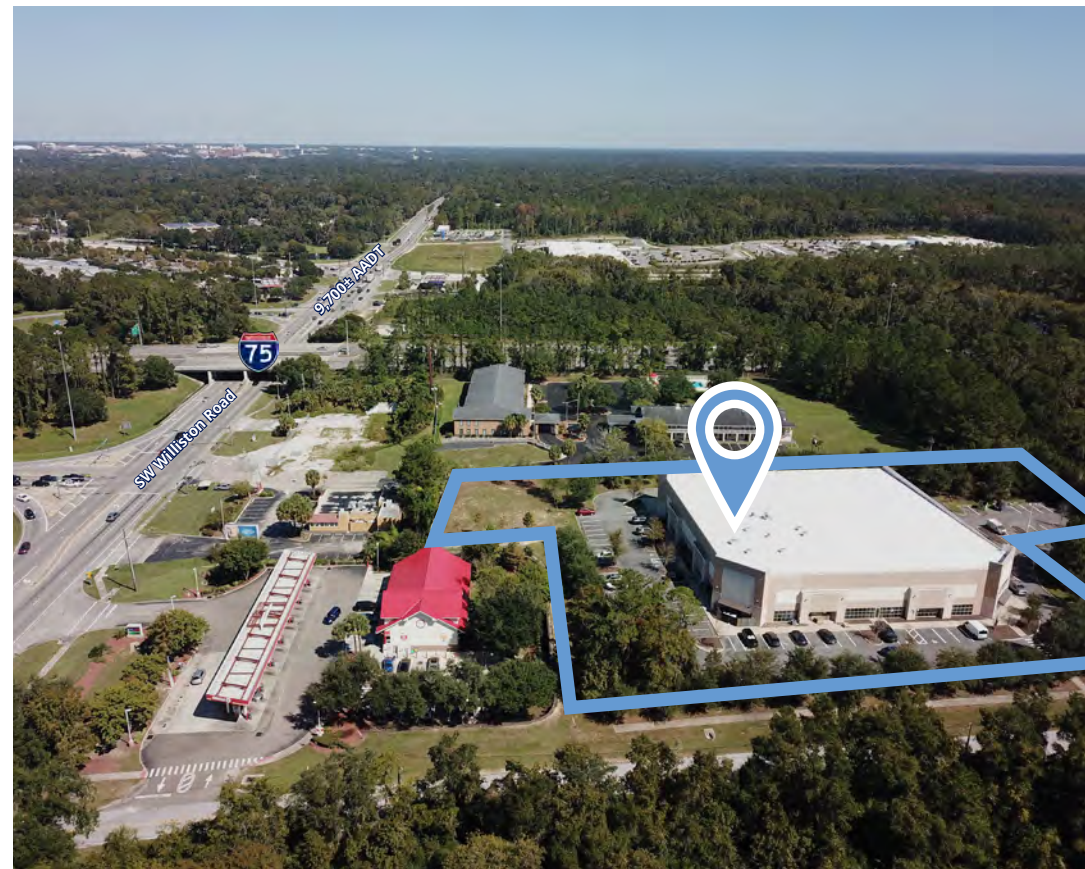


Traffic:	I-75 83,500 AADT Williston Rd 29,500 AADT
Parking:	92 spaces (surface parking)

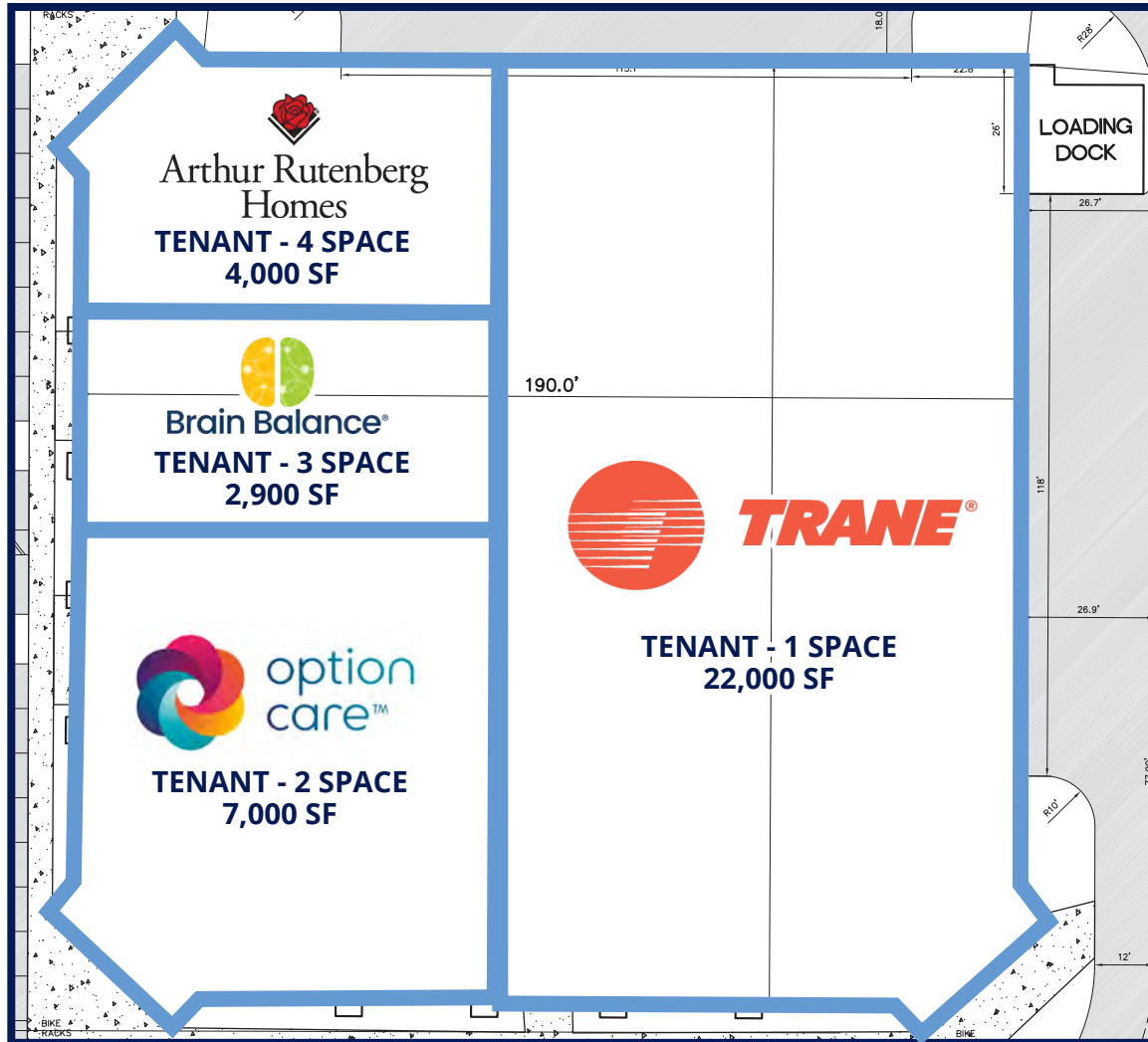
- Class A Industrial/Flex/showroom/office.
- Property was finished in 2016.
- This property boasts easy access to I-75, UF and more



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Floor Plan



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Site Plan

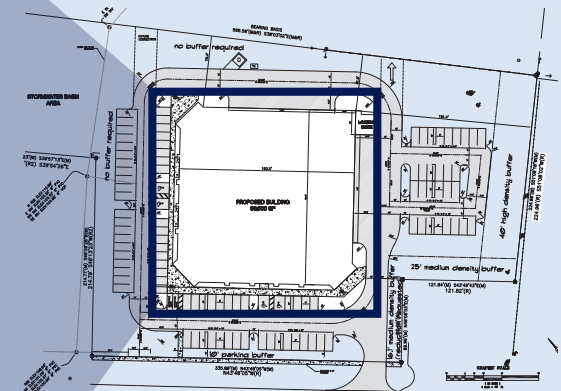
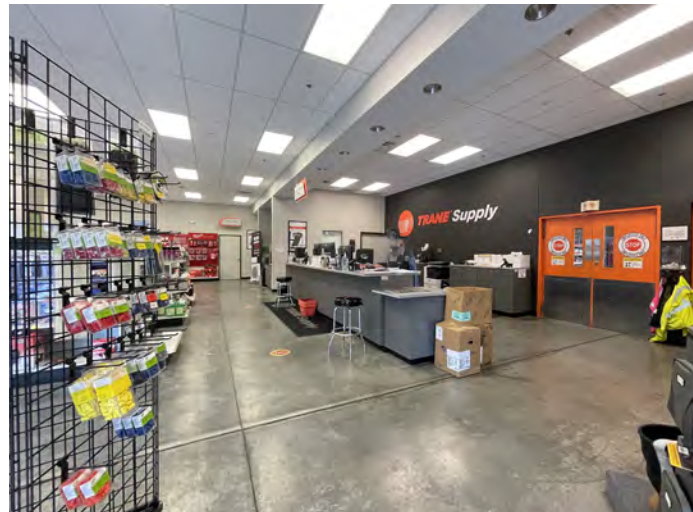


Photo Gallery

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Trane



Option Care

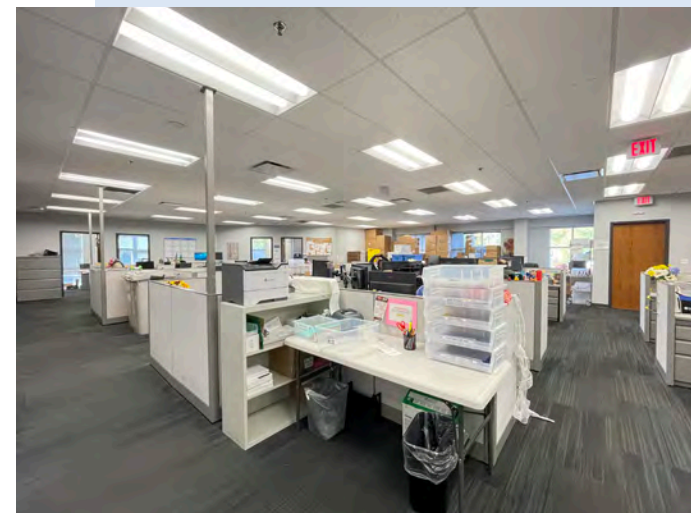


Photo Gallery

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Brain Balance



Arthur Rutenberg Homes



Financial Overview

5431 SW 35th Drive | Gainesville, FL 32608

TENANT MIX				
Suite #	Tenant	Price/SF	Size	Lease Expiry
100	Trane US, Inc	\$11.35/SF*	22,000±	03/31/2031
200	Option Care Enterprises, Inc	\$17.82/SF*	7,000±	12/01/2028
500	Brain Balance	\$15.00/SF*	2,900±	10/31/2030
600	Barry Rutenberg & Associates, Inc	\$12.00/SF*	4,000±	03/31/2031
Building Size Total		-	35,984± SF	-

*3% YOY increase



2026 Financials

**Total operating income
(base rent and NNN):**

\$620,757.56

Total operating expenses:

\$152,117.31

NOI:

\$468,640.25

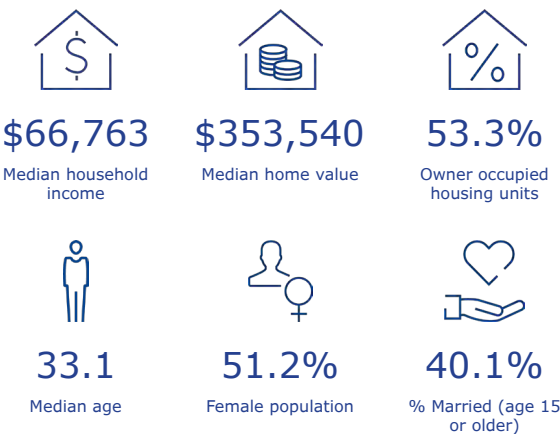
Cap rate:

6.25%

Market Overview

Alachua County

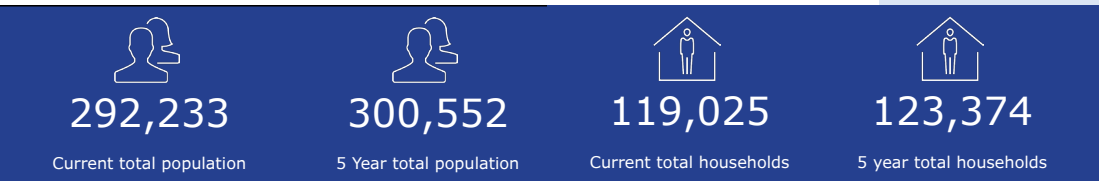
Household & population characteristics



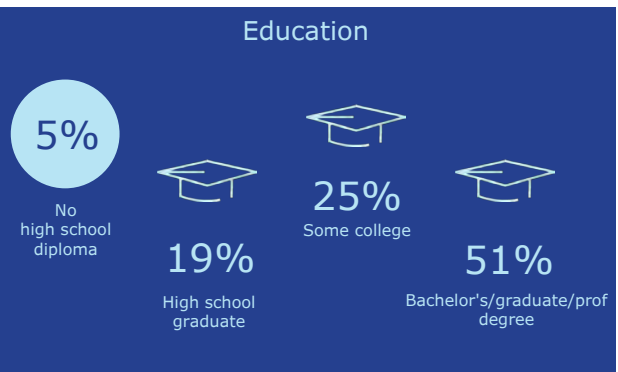
Annual lifestyle spending



Households & population



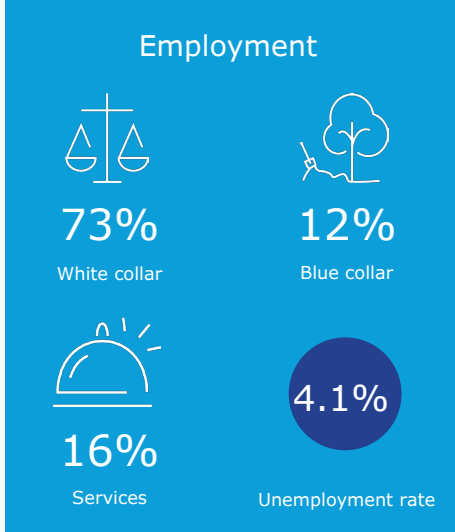
Education



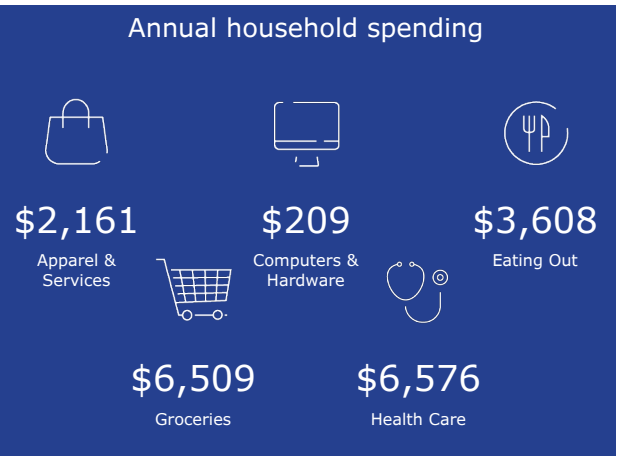
Business



Employment



Annual household spending



GAINESVILLE, FLORIDA

As a midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally-leading colleges and universities, an innovative, startup atmosphere, diverse industry sectors and a rich quality of life, there are plenty of reasons Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: Top 50 Best Places to Live & Launch (*Fortune Small Business Magazine*), Top 50 Best Places for Businesses & Careers the last four years (*Forbes.com*), Top 25 of the Smartest Cities in America, (*Forbes.com*), and Top Tech City in Florida (*Popular Science Magazine*).

City Demographics

City Population: 181,169	Median Age: 27.9 years
Metro-Area Population: 270,000	Average Household Income: \$70,115
Male: 48.7%	Average Home Value: \$277,225
Female: 51.3%	



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Contact Us

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