

INDUSTRIAL WAREHOUSE FOR LEASE

5901 NE Waldo Road | Gainesville, FL 32609

7,500± SF – 50,000± SF | \$9.50/SF NNN



***LANDLORD IS NOW OFFERING 4 MONTHS OF RENT
ABATEMENT ON QUALIFIED 5-YEAR LEASE TERMS**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

5901 NE Waldo Road | Gainesville, FL 32609

Located on NE Waldo Road, this warehouse is conveniently situated adjacent to the Gainesville Regional Airport. Additionally, the property lies along State Road 24, a major east-west corridor providing access from Waldo to the Gulf of Mexico. This location is advantageous for a business with high demand on distribution and transit.

SUITE 10:

- 20,000± SF
- 1,451± SF Office space (lobby, offices, conference room)
- 4 Truck-high bays
- 2 Ground-level bays with ramp access

SUITE 20:

- 15,000± SF Warehouse with restroom
- 10'X10' Bay
- Ramped front and rear pedestrian doors
- 7,500± SF with chain link separation (can be removed)
- New LED lighting
- Direct access to rear fenced parking area

SUITE 30:

- 15,000± SF Warehouse space
- 10'X10' Bay
- New LED lighting
- Direct access to rear fenced parking area

AVAILABILITY: 7,500± SF – 50,000± SF | 9.0± AC

BUILT: 1974 | RENOVATED: 2022

I-1 ZONING

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SUITE 10



SUITE 20

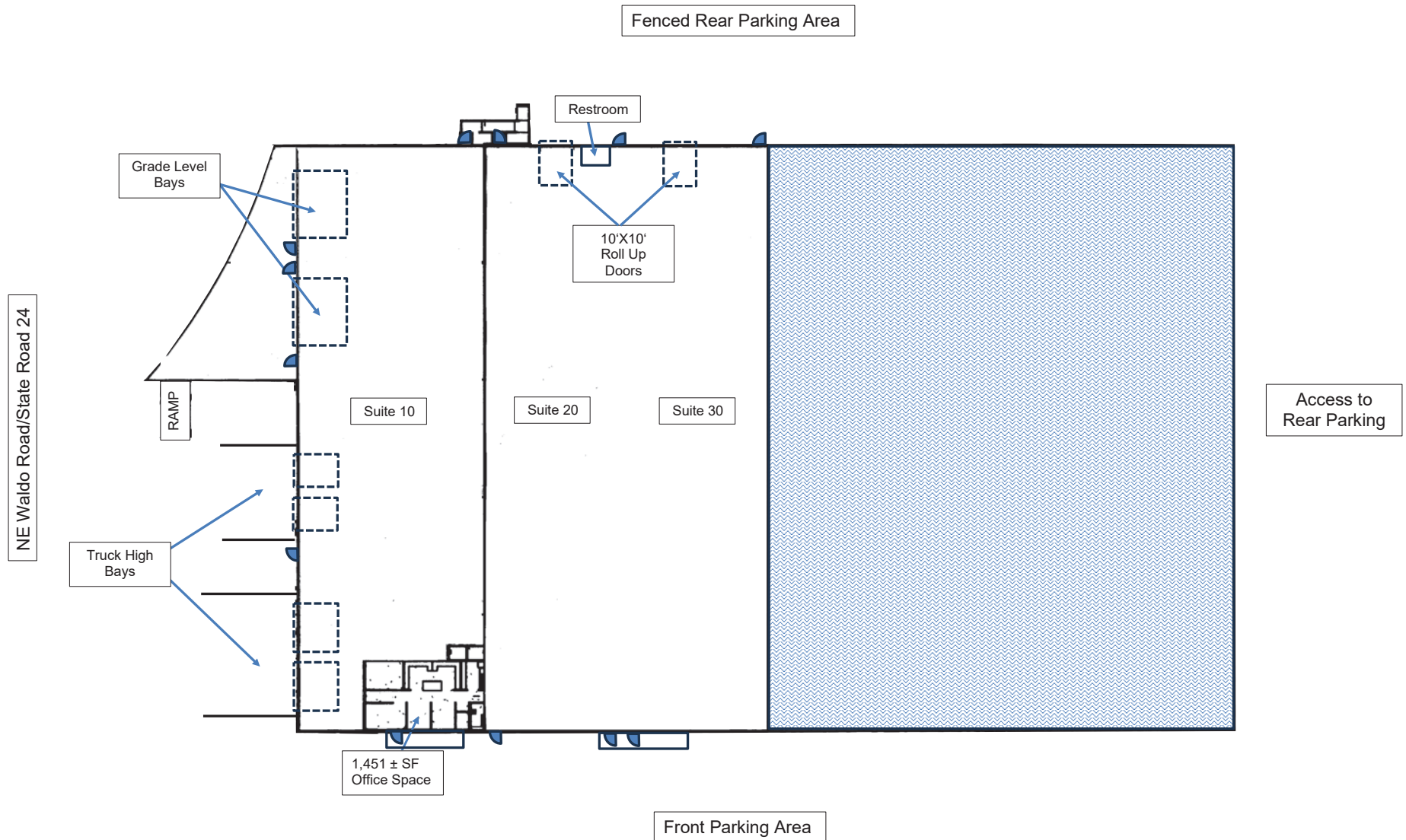


SUITE 30



WAREHOUSE FLOOR PLAN

5901 NE Waldo Road | Gainesville, FL 32609



AVAILABLE: 7,500± SF – 50,000± SF

LEASE RATE: \$9.50/SF NNN

PASS THRU: \$2.54/SF

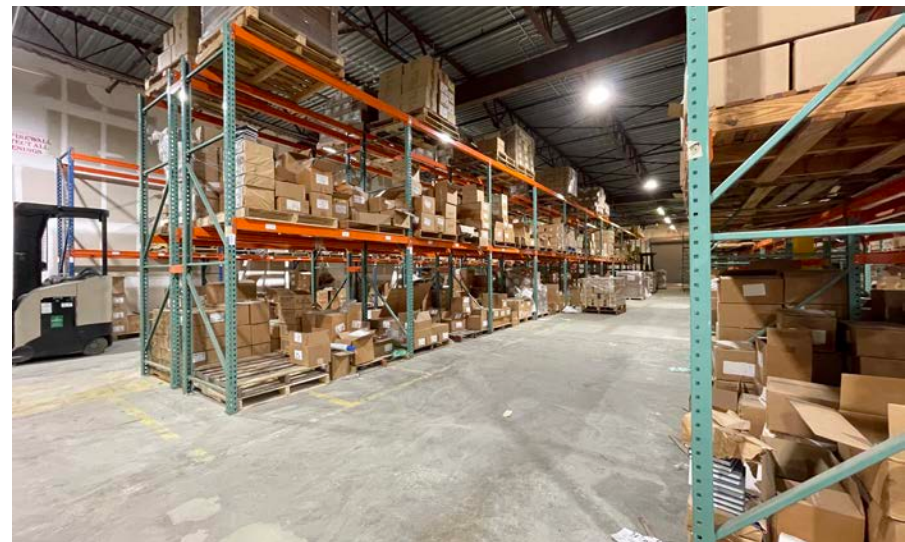
PHOTO GALLERY

5901 NE Waldo Road | Gainesville, FL 32609



PHOTO GALLERY

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LOCATION DETAILS

5901 NE Waldo Road | Gainesville, FL 32609



State Road 24 | **Connect to Gulf of Mexico**



Interstate 75 | **10 miles**



Roll-up doors | **Ceiling height - 17'**



Regional Airport | **2 miles**

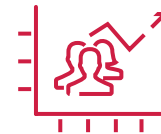


LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst, 2025



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

3 MILES

6,075

6,069

\$62,383

\$70,279

5 MILES

36,883

36,668

\$71,776

\$81,592

10 MILES

184,980

186,269

\$80,618

\$89,948

AREA OVERVIEW

5901 NE Waldo Road | Gainesville, FL 32609



Gainesville is centrally located midway between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89F degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.



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