



Colliers

Accelerating success.

For Sale

48,937± SF Building on 8.07± Acres

Sales Price: Negotiable

3545 SW 47th Avenue
Gainesville, FL 32608

Dan Drotos

Senior Vice President, CCIM, SIOR
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux

Vice President, P.E.
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Property Details

Fantastic opportunity! Own this beautiful 48,973± SF industrial facility on 8.07± acres. Conveniently located off SW 47th Avenue, this facility has quick access to I-75 as well as SW Williston Road and SW 34th Street - - both being major north-south and east-west corridors in Gainesville, Florida.

Building Details

- **Building Size:** 48,937± SF (14,543± SF office space, 34,430± SF warehouse space)
- **Tax Parcel:** #07240-035-000
#07240-039-000
#07240-040-000
#07240-038-001
#07240-041-000
- **Land Area:** 8.07± Acres
- **Zoning:** BI (Business Industrial)
- **Year Built:** 2001
- **Renovated:** 2016

Sales Price: Negotiable



3545 SW 47th Avenue Property Details



Warehouse Space

Formerly used as an MRI sales and manufacturing facility, the center section of the warehouse area contains six large rooms designed to house MRI machines connected by three smaller control rooms. This area underwent renovations that included 12-ton capacity A/C, 3 phase power as well as additional plumbing.

The warehouse space has a clear height of 22' with ceiling-height transom windows for natural light, a full fire suppression system, large break area, restrooms, and 3 commercial roll-up doors with 2 as drive-in doors. There is one truck height drive-in dock with a leveler.

Highlights



Great location with easy access to I-75 (0.75 miles)



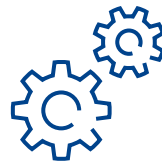
22' Ceiling height in industrial area of building



3 Commercial roll-up doors; 2 are drive-in



1 Truck height drive-in dock with leveler



Fire suppression system



Kantech security system



Well maintained building with landscaping



Ample parking

3545 SW 47th Avenue

Property Details

Demographics | 5 mi radius



2023 Population
138,406



2028 Projected
Population
139,399



2023 Average
Household Income
\$82,523

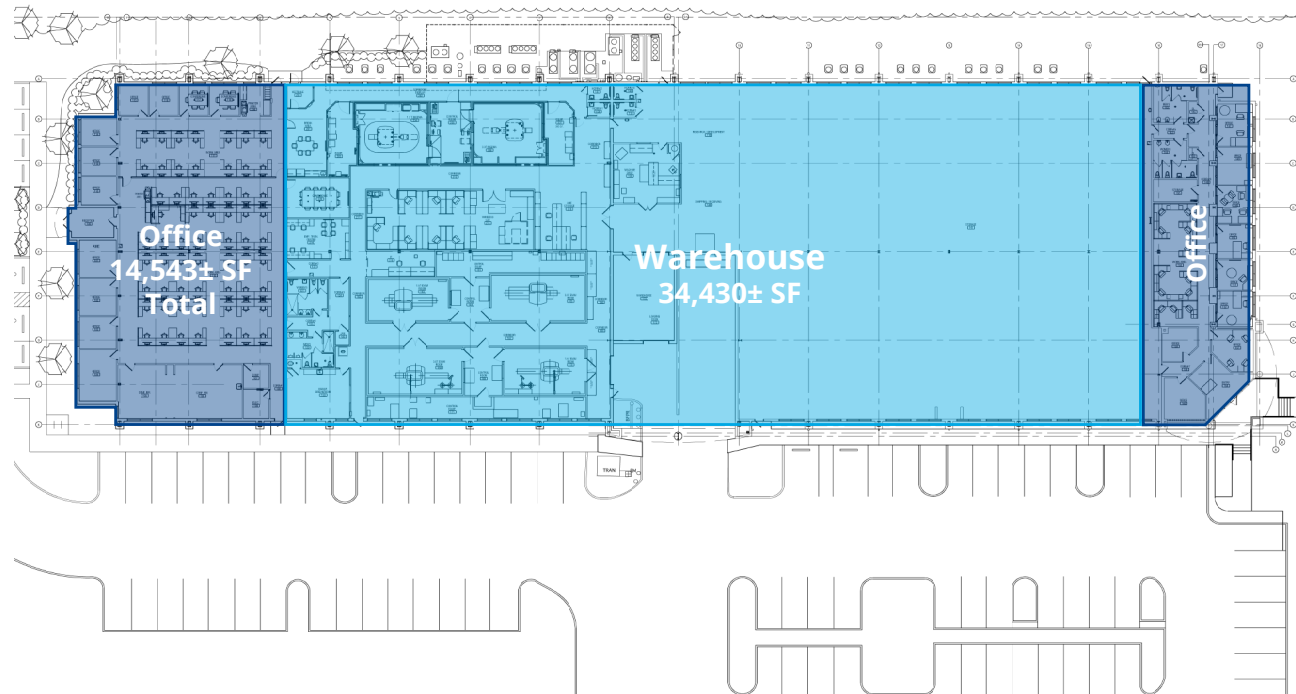


2028 Projected Avg.
Household Income
\$95,822

Office Space

The business/office area flanks the warehouse area at both the north and south ends of the building. The current configuration contains 20 private offices all with windows and glass block, a large conference room with a hospitality bar with moveable partitions allowing the space to be reduced as needed, 2 smaller conference rooms, four separate large open work areas perfect for modular work-station configurations or open creative workspace, break rooms, IT room with additional A/C, and multiple restrooms throughout.

Floor Plan



Office Space



Warehouse Space



Exterior Photos



Property Location



UF

Trade Aerial Map

Butler Plaza

Marshalls DICK'S SPORTING GOODS Walmart Save money. Live better.

OUTBACK STEAKHOUSE ROSS DRESS FOR LESS

Total Wine & MORE Sam's Club Publix

Starbucks Chick-fil-A Zaxby's Best Buy

Celebration Pointe

NIKE REGAL CINEMAS

DAVE & BUSTERS MILLER'S ALE HOUSE

Class Pro Shops Modici The Neapolitan Pizza Company

BENTO ASIAN KITCHEN + SUSHI RELISH

MIDAS SONNY'S BBQ

BLAZE PIZZA CHIPOTLE MEXICAN GRILL

STARBUCKS

TEXAS ROADHOUSE

43rd Street Deli & Breakfast House

Chevron K QUALITY

UFHealth UNIVERSITY OF FLORIDA HEALTH

Publix Little Caesars

Mobil SUBWAY

Densely Populated Multi-Family Communities



SW Archer Road AADT: 53,000

SW 34th Street AADT: 21,900

SW 34th Street AADT: 83,500



SW Williston Road AADT: 29,500

Property Aerial



INTERSTATE
75

58,000± AADT

SW 47th Avenue



SW 34th Street
20,900± AADT

SW Williston Rd
27,000± AADT





Gainesville Top 10 Employers

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 4 years (Forbes.com) Top 25 of the Smartest Cities in America, according to Forbes.com. Popular Science Magazine has named Gainesville the Top Tech City in Florida. Florida Trend has ranked Gainesville #2 "Hot Spots for Research in Florida". Livability.com annually ranks Gainesville in the Top 100 Best Places to Live and Top 10 College Towns in the US.

1

UF UNIVERSITY of FLORIDA

6

NF NORTH FLORIDA REGIONAL MEDICAL CENTER
NORTH FLORIDA REGIONAL HEALTHCARE

2

UFHealth
UNIVERSITY OF FLORIDA HEALTH

7

UF Gator Dining Services
UNIVERSITY of FLORIDA

3

VA  U.S. Department of Veterans Affairs

8

 **Nationwide**
is on your side

4

Alachua County Public Schools

9

 Alachua County

5

CITY OF **GAINESVILLE**
every path starts with passion
FLORIDA

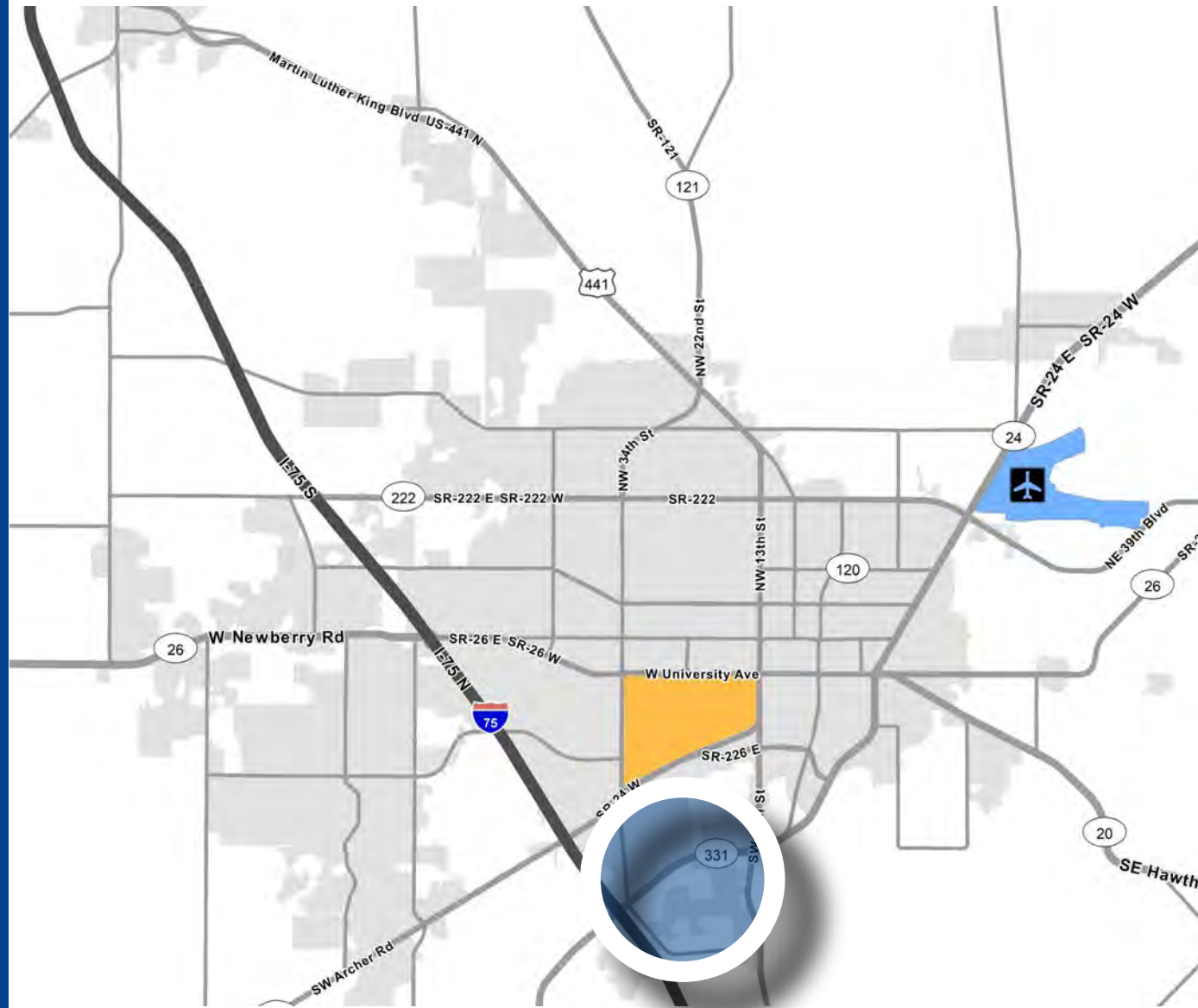
10

Publix®

Market Area Williston Rd

This market area is home to several of the area's largest office users. With a mix of research, professional and IT based firms, this area of Gainesville serves as a major employment corridor. Nationwide Insurance, X-Hale Medical Research and UF Health are just a few of the organizations that call this area of Gainesville home.

This corridor is also home to a number of large student housing developments. Just south of Williston Road is the University of Florida's retirement village, Oak Hammock. This retirement facility is located on 136 acres of woodlands and is home to more than 400 elderly residents. The main intersection in this area is Williston Road & SW 34th Street with an average daily traffic count of 27,500.





Colliers

104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Dan Drotos

Senior Vice President, CCIM, SIOR
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux

Vice President, P.E.
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce in each of an existing listing agreement. Colliers International Florida, LLC