



NEWBERRY COMMERCIAL PARK Industrial/Flex/Warehouse Buildings for Sale

25145 & 25355 NW 8th Place | Newberry, FL 32669

28,000± Total SF | Sale Price: ~~\$1,245,000/Building~~
\$1,225,000/Building



Dan Drotos, MSRE, SIOR, CCIM
Executive Vice President
+1 954 551 9846
dan.drotos@colliers.com

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

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

Property Details

Unlock the potential of this prime industrial opportunity nestled within the thriving Newberry Commercial Park. Offering separate industrial/flex buildings, this property boasts versatility, accessibility and strategic location advantages. With a total of 28,000± SF available, seize the opportunity to invest in a dynamic commercial venture. Buildings have recently been cleaned, painted, and updated.

Property Details

Four Buildings: 56,000± SF Total

- **Building 1:** 14,000± SF
- **Building 2:** 14,000± SF **SOLD**
- **Building 3:** 14,000± SF **SOLD**
- **Building 4:** 14,000± SF

Year Built: 2004 (Buildings 1 & 2)
2006 (Buildings 3 & 4)

Lot Size: 4.08± Acres (approx.
1± Acre/building)

Zoning: ILW (Light Industrial)

City: Newberry

County: Alachua

Tax Parcels: #01894-100-001
#01894-100-002
#01894-100-003
#01894-100-004

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Building Specifications

Building	Year Built	Building Area SF± (Approximate Current Allocation)				Parking
		Office Area	Cooler/HVAC Production Area	Warehouse Storage	Mezzanine Area	Spaces
1	2004	3,400	7,450	3,150	0	23
2		SOLD				
3		SOLD				
4	2006	3,000	9,940	1,060	0	16



Key Features



Strategic Location:

Situated with direct access to US Hwy 27/41, facilitating seamless connectivity for logistics and operations.



Flexible Configurations:

Purchase buildings together or individually, tailored to your specific requirements and investment goals.



Office-Warehouse Blend:

Each building offers a fusion of office and warehouse spaces, boasting an impressive ceiling height of approximately 18 feet and equipped with seven 10-foot commercial roll-up doors for deliveries, pickups, or convenient interior access from the rear drive.



City Convenience:

Enjoy the advantages of being within the city limits of Newberry, FL, ensuring access to essential amenities and services.



Utilities:

Building suites are independently metered for electricity, water, and sewer utilities, enhancing operational efficiency and cost management.



Strategic Access:

Just 11 miles to Gainesville & I-75, and 12 miles to Alachua & High Springs, facilitating regional accessibility.



Ample Parking:

With 80 parking spaces available, accommodate staff and visitors comfortably, ensuring smooth daily operations.

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Investment Potential

With the option for multi-tenant office/warehouse use, capitalize on the robust demand for industrial spaces within the commercial park.

The existing configuration, coupled with individual metering for utilities, presents lucrative opportunities for rental income and business expansion.

Don't miss out on this unparalleled investment opportunity! Contact us today to schedule a viewing and explore the possibilities awaiting you at Newberry Commercial Park.



Photo Gallery

Aerial View



Photo Gallery

Exterior



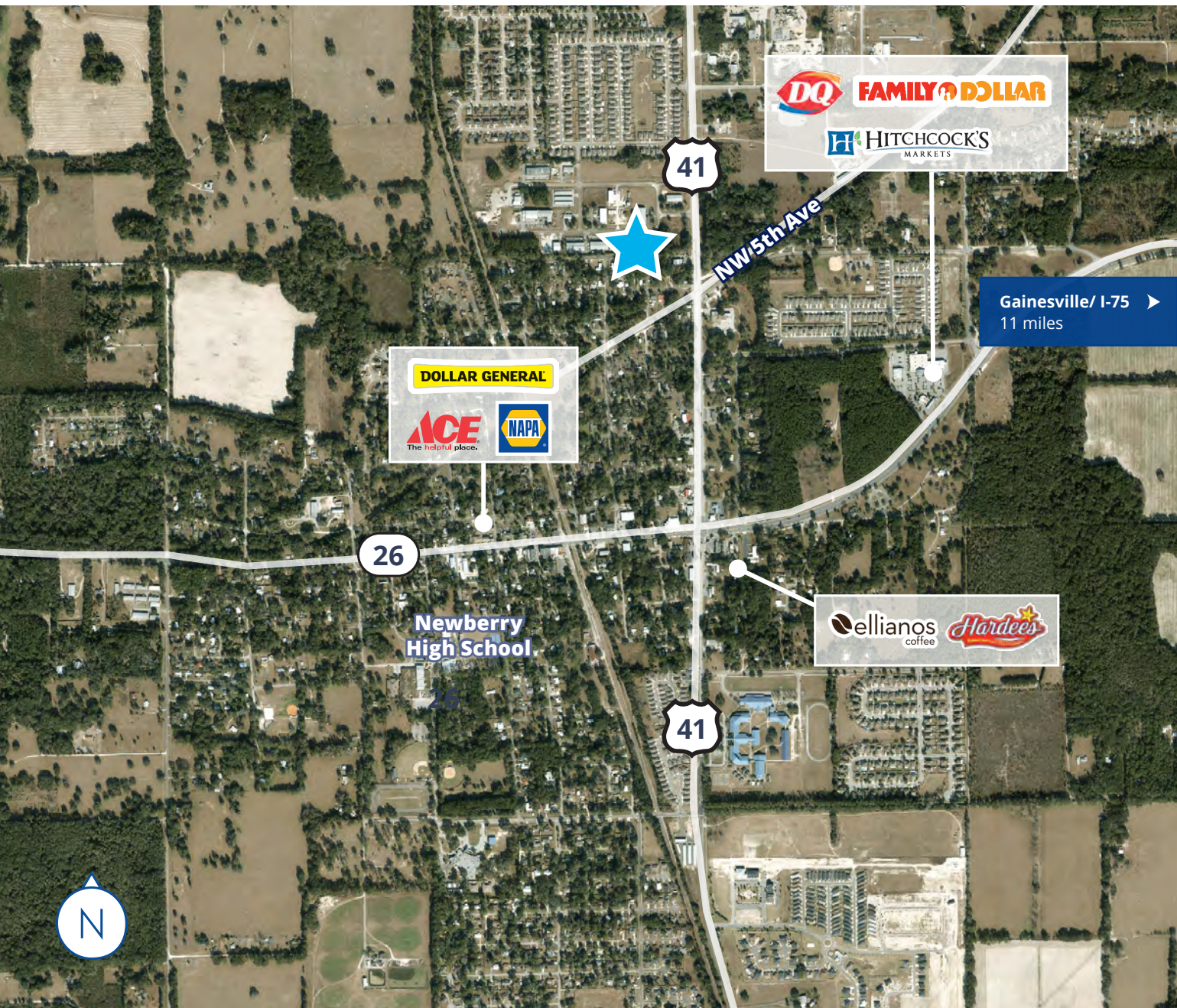
Photo Gallery

Interior



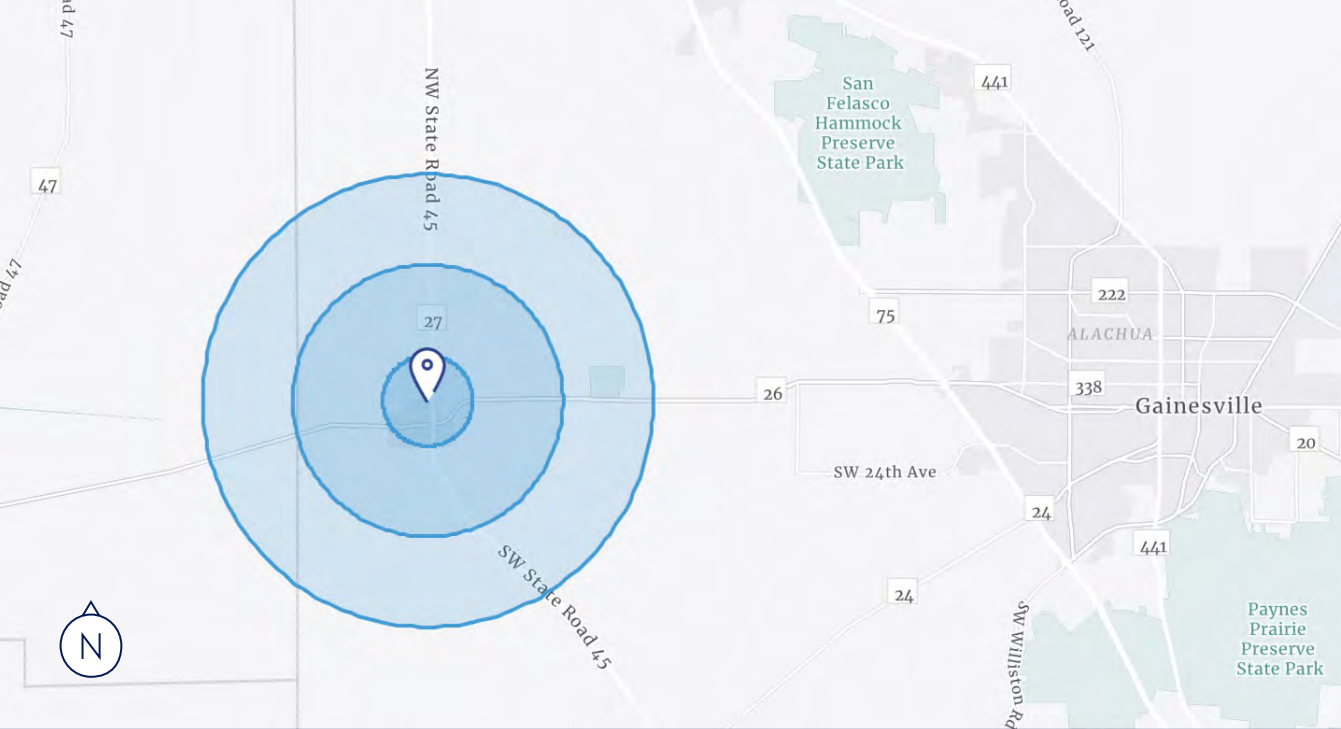
Location - City of Newberry

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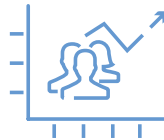
Area Demographics

Source: ESRI Business Analyst



**Population
(2024)**

1 Mile 2,758
3 Mile 7,576
5 Mile 11,006



**Population
Projection (2029)**

2,903
8,315
12,152



**Average Household
Income (2024)**

\$98,513
\$99,442
\$99,677



**Projected Average
Household Income (2029)**

\$123,445
\$124,076
\$124,084

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Contact Us

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