

Jonesville Commercial Center

Office and Outside Storage Spaces for Sale/Lease

404 SW 140th Terrace | Newberry, FL 32669

Total Size: 31,440± SF

Phase 1 Office: 3,001± SF - 25,256± SF

Lease Rates:

- \$12.00/SF NNN interior as is
- \$21.50/SF NNN with \$100/SF TI
- Pass Thrus: \$3.93/SF

Office Pad: 15,000± SF

- Sale Price: \$700,000

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Colliers

104 SW 6th Street

Gainesville, FL 32601

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 Take a Virtual Tour of the Planned Future Building

Site Details

Looking for the perfect space for your business? Look no further than the beautiful total redevelopment of incredible **office space** in Jonesville! Nestled among the pines at Jonesville's serene **Equilease Park**, this campus boasts more than **25,256± SF of renovated office space** that is sure to impress.

Surrounded by other **thriving businesses**, including the Town of Tioga, Jonesville's Steeplechase Plaza, Arbor Greens office park/community and the CAMPUS USA Credit Union Headquarters, this location is prime real estate for any business.

Don't miss out on this incredible opportunity to find a space that will meet the needs of your business. **Contact us today to schedule a tour** of the beautiful total redevelopment of incredible office and lab space in Jonesville!



New redevelopment and renovation of 25,256± SF of office space and campus area



Convenient to Jonesville restaurants, retail shops and banking



4.7 miles to I-75



Ample parking



Convenient access to Newberry Rd and all points of West Gainesville

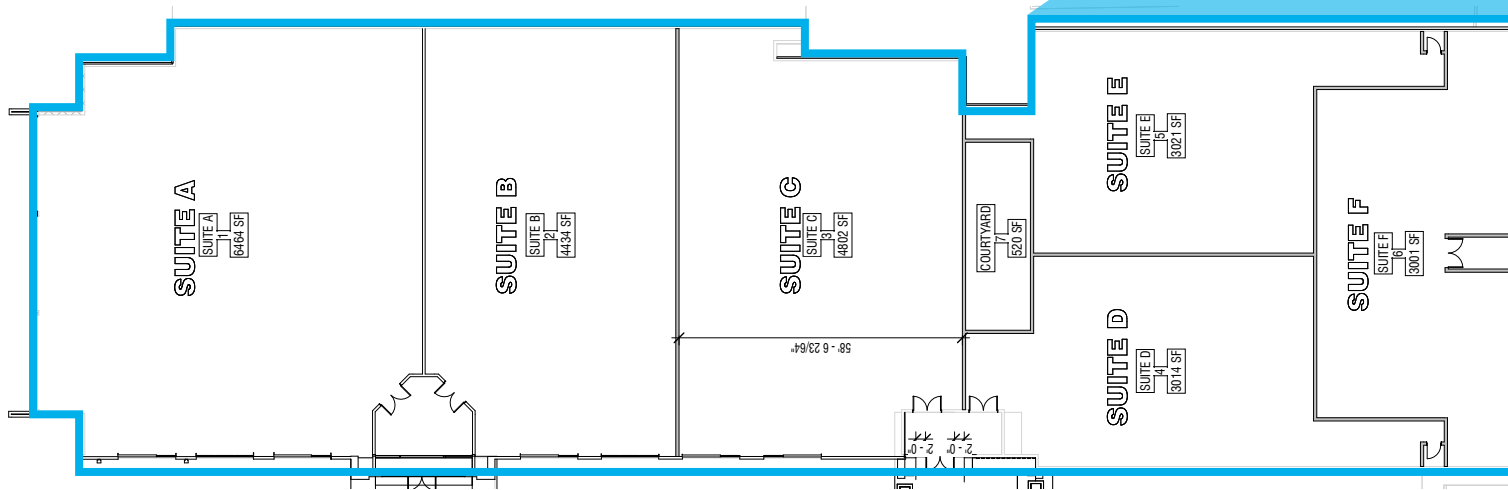
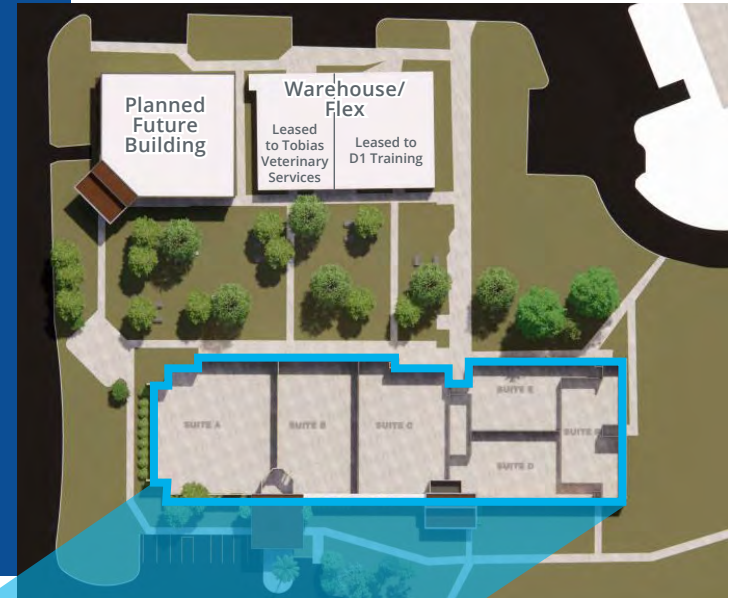
Property Details

The main office building is undergoing a total renovation, both inside and out, with a new floorplan consisting of six new suites of various sizes ranging from 6,464± SF, the largest suite, to the smallest suite with 3,001± SF. The stunning green space between the office and warehouse/flex space is sure to impress your clients and employees alike. And that's not all! Plans for a future phase with a third brand new building on the campus are already in the works.

And if that wasn't enough, there's an open-air storage structure with a metal roof and fencing, perfect for your storage needs. With 4.35± AC of land, plus a 1.38± AC parcel that is paved and fenced, outside storage or lay-down yard is also available for purchase or lease.

Zoning: BR (Business, Retail Sales & Services)
Tax Parcel #s: 04344-005-008 & 04344-005-009

Size: 4.35± AC (with buildings) and 1.38± AC (paved storage lot with fencing)



Availability*

Suite A	6,464± SF
Suite B	4,434± SF
Suite C	4,802± SF
Suite D	3,014± SF
Suite E	3,021± SF
Suite F	3,001± SF

***Suites can be combined to accommodate business needs up to 25,256± SF**

New Planned Development

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**15,000± SF office pad for future two-story office building on either Site 1 or Site 2.*



Take a Virtual Tour of this Planned Future Building



Aerial Views



Current Construction Underway

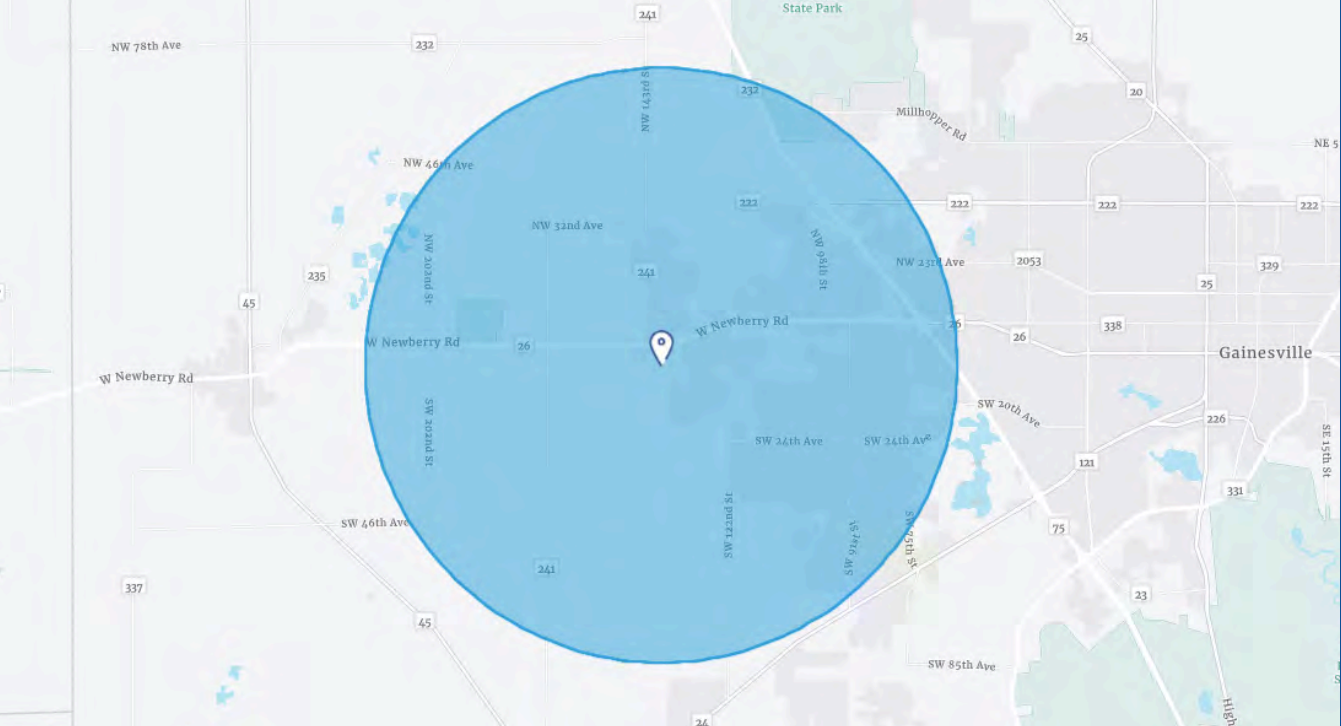


Trade Area



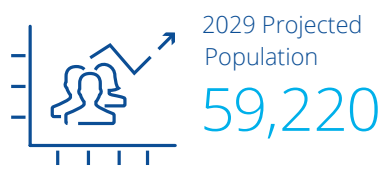
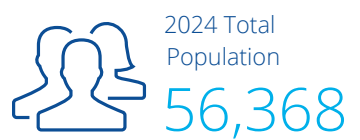


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Area Demographics

Source: ESRI Business Analyst | 5 mile radius



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