

INDUSTRIAL PROPERTY FOR LEASE

3737 SW 42nd Avenue, Suite A | Gainesville, FL 32608

5,000± SF | \$12/SF NNN



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

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Available for lease, this 5,000± SF industrial warehouse offers a functional layout ideal for distribution, storage, light manufacturing, or service-based operations. The space includes approximately 400± SF of conditioned office space, with the balance dedicated to open warehouse area. The warehouse is equipped with two 10' overhead roll-up doors, including one covered dock-high loading door and one grade-level door, providing efficient loading and unloading capabilities. Additional features include 18' clear warehouse ceiling heights and two restrooms, allowing for operational flexibility and employee convenience.

HIGHLIGHTS

- One covered dock-high loading door
- One grade-level door
- 18' clear warehouse ceiling height
- Suitable for warehouse, distribution, light manufacturing, storage, and service-related uses

5,000± SF

\$12/SF NNN

EASY ACCESS TO I-75



PHOTO GALLERY

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LOCATION MAP

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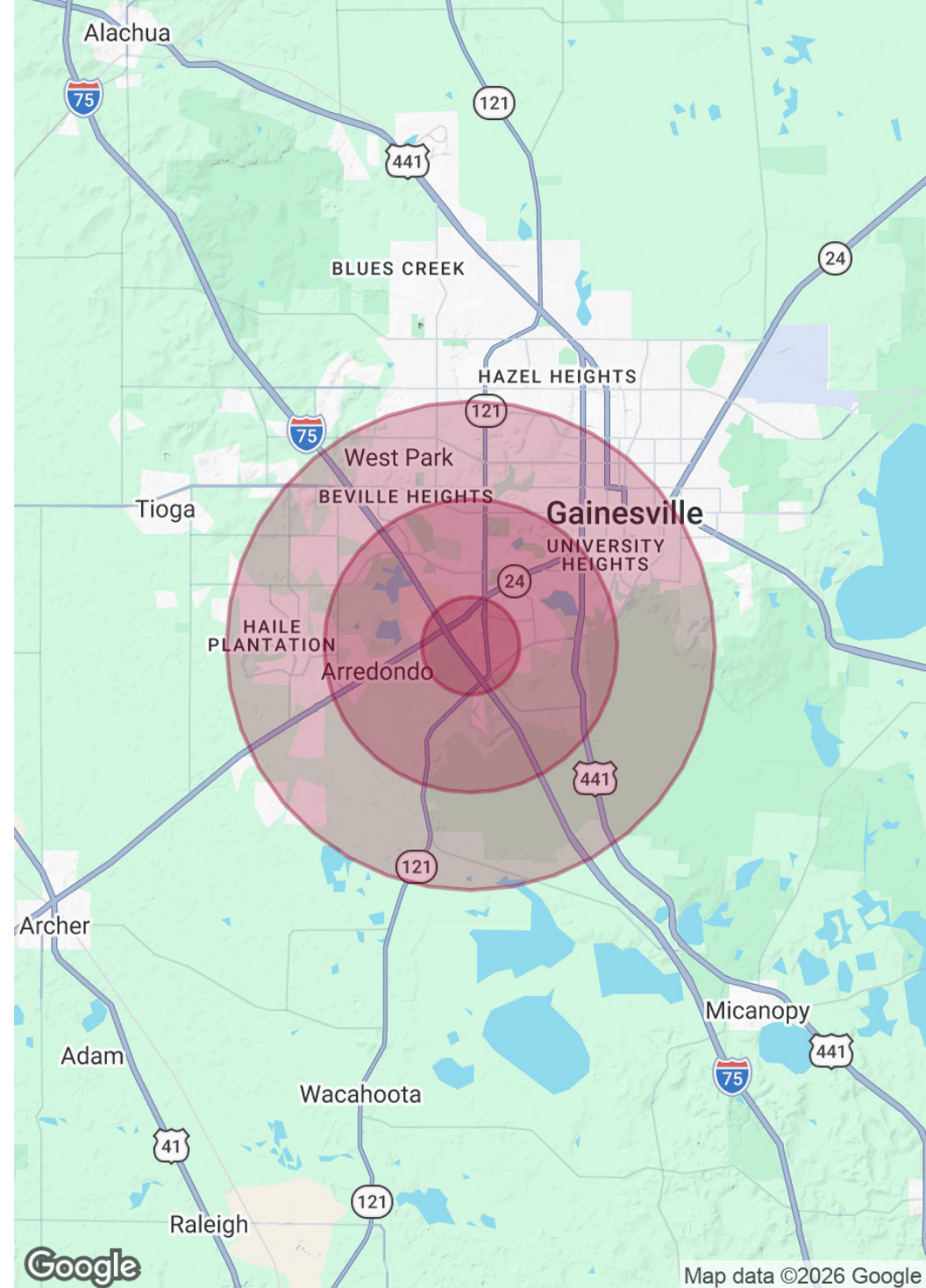
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,131	60,228	136,616
Average Age	26.6	28.6	32.0
Average Age (Male)	26.4	29.4	32.0
Average Age (Female)	26.8	28.2	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,579	23,787	55,035
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$54,360	\$65,054	\$81,351
Average House Value	\$226,750	\$259,843	\$312,298



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