

# For Sale or Lease | Industrial Property Undergoing Extensive Renovation

12 NW 5th Place | Williston, FL 32696

Colliers



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# Property Details

This property has incredible potential with three separate industrial buildings located on 6.19± acres for sale or lease in the heart of Williston, with direct access to US Hwy 41/Alt 27. The new owner is embarking on extensive total interior and exterior renovations, including new roofs. Buildings 1 and 2 can be connected through an existing enclosed corridor making this the perfect site for warehouse, light industrial or distribution terminal businesses. The warehouse space of these buildings allows for plenty of room for high volume material/product deliveries and manufacturing/assembling space.

Building Size	Total: 61,000± SF Building 1: 26,500± SF Building 2: 26,500± SF Building 3: 8,000± SF
Land Size	6.19± Acres
Lease Rate	Building 1: <del>\$7.50/SF</del> NNN \$5.99/SF NNN Building 2: <del>\$8.50/SF</del> NNN \$6.99/SF NNN Building 3: Call for Pricing
Sale Price	<del>\$4,134,000</del> \$2,850,000
County	Levy
Jurisdiction	City of Williston
Property Use	Warehouse or Distribution Terminal
Parcel ID	#0478000000

## Key Features

- Property is undergoing extensive renovation including new roofs
- Direct access to US Hwy 41 and Alt 27
- Buildings have both office and warehouse areas
- Located in the heart of Williston
- Natural gas with propane tank on site
- 17 miles to Gainesville
- 21 miles to Ocala
- Ample parking

### Building 1

- Covered 300± SF delivery dock with truck-height terminals and ramp
- Fenced and gated laydown yard (0.17± AC) for added protection of inventory
- Two 10x10' commercial roll-up doors
- 12' high ceilings

### Building 2

- Four truck-height bays with 10x10' commercial roll-up doors
- One 10x10' commercial roll-up door with ramp
- 22' high ceilings
- One 14x10' roll-up door
- Double front door with exterior commercial roll-up door protection
- Adjacent Industrial IOS (Industrial Outdoor Storage)

### Building 3

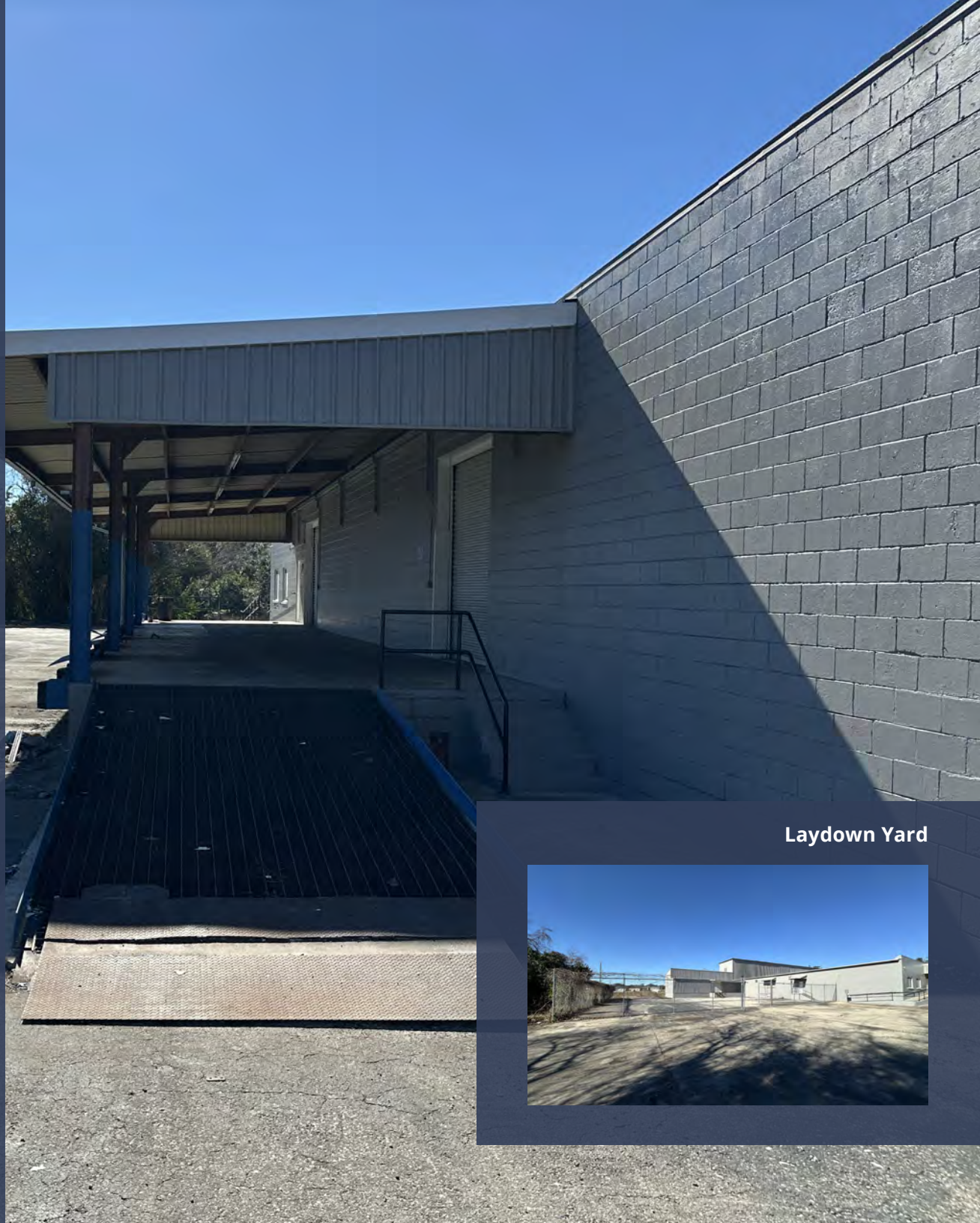
- Block building with metal roof
- Expansive space for storage
- Three 10x12' metal double swing doors
- 193 linear feet from Hwy 41





# Building 1

**Building 1** is a 26,500± SF concrete block building currently comprised of both office (1,800± SF) and warehouse areas. There is a 300± SF covered delivery/loading dock with truck height terminals, metal ramp and two commercial roll-up doors on the front of the building. The ceiling height is approximately 12 feet and there is an unfinished upstairs area of 4,500± SF (not included in the square footage listed above). This building also has a fenced and gated laydown yard for added security.



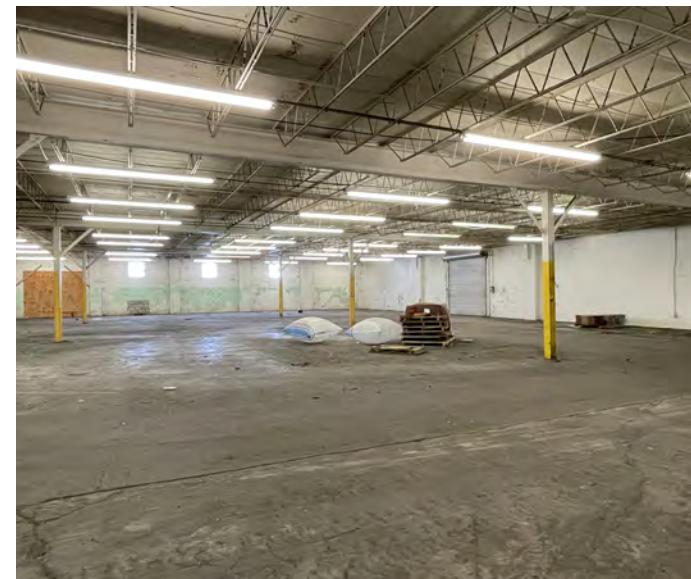
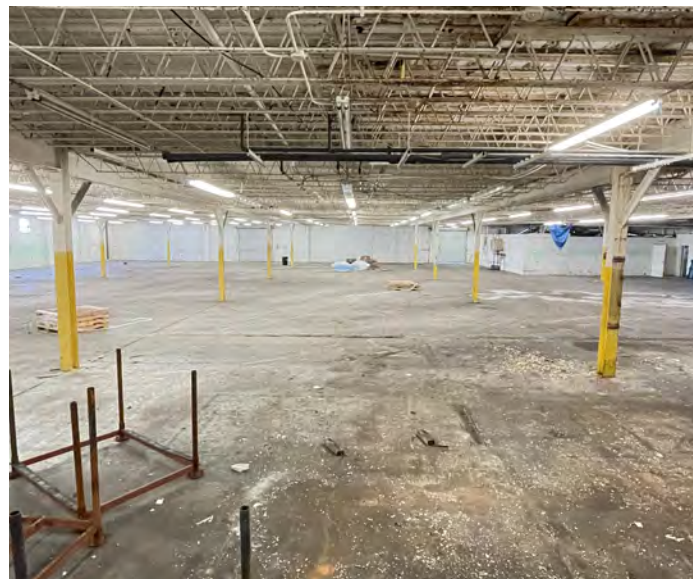
Laydown Yard





# Photo Gallery

## Building 1 - Interior





## Building 2

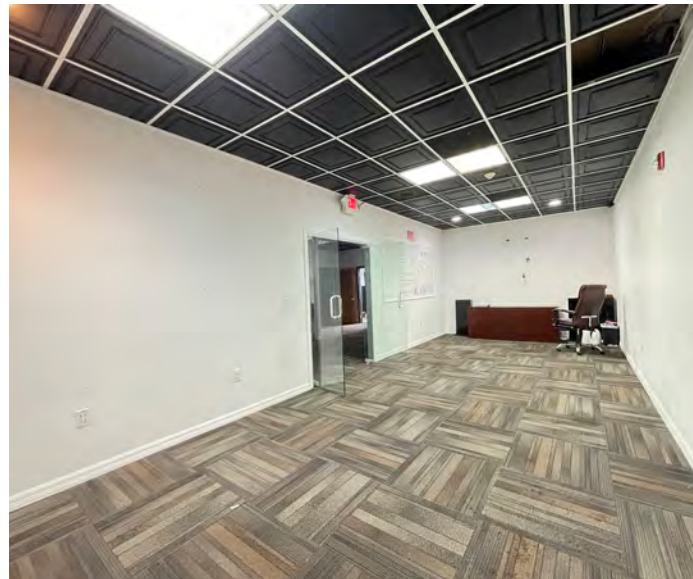
**Building 2** has 26,500± SF comprised of a large office area (2,700± SF) with offices, lobby, workstation area, storage area and conference room. The warehouse has 22-foot ceilings, five truck height docks with 10'x10' commercial roll-up doors one with a ramp providing easy access to the interior of the warehouse. There is also a 14-foot commercial roll-up door adding to warehouse accessibility and an adjacent Industrial IOS (Industrial Outdoor Storage) area.





# Photo Gallery

## Building 2 - Interior





## Building 3

**Building 3** has 8,000± SF that would be perfect for storage or small mechanical shop. It is constructed of concrete block with a metal roof. It has an expansive center section and rooms on the east and west ends of the building. There are three 10x12' metal doors with direct entry to the center section of the building. It is only 193 linear feet from US Hwy 41/Alt 27 and has two paved entrances off NW 5th Place allowing for easy directional access.

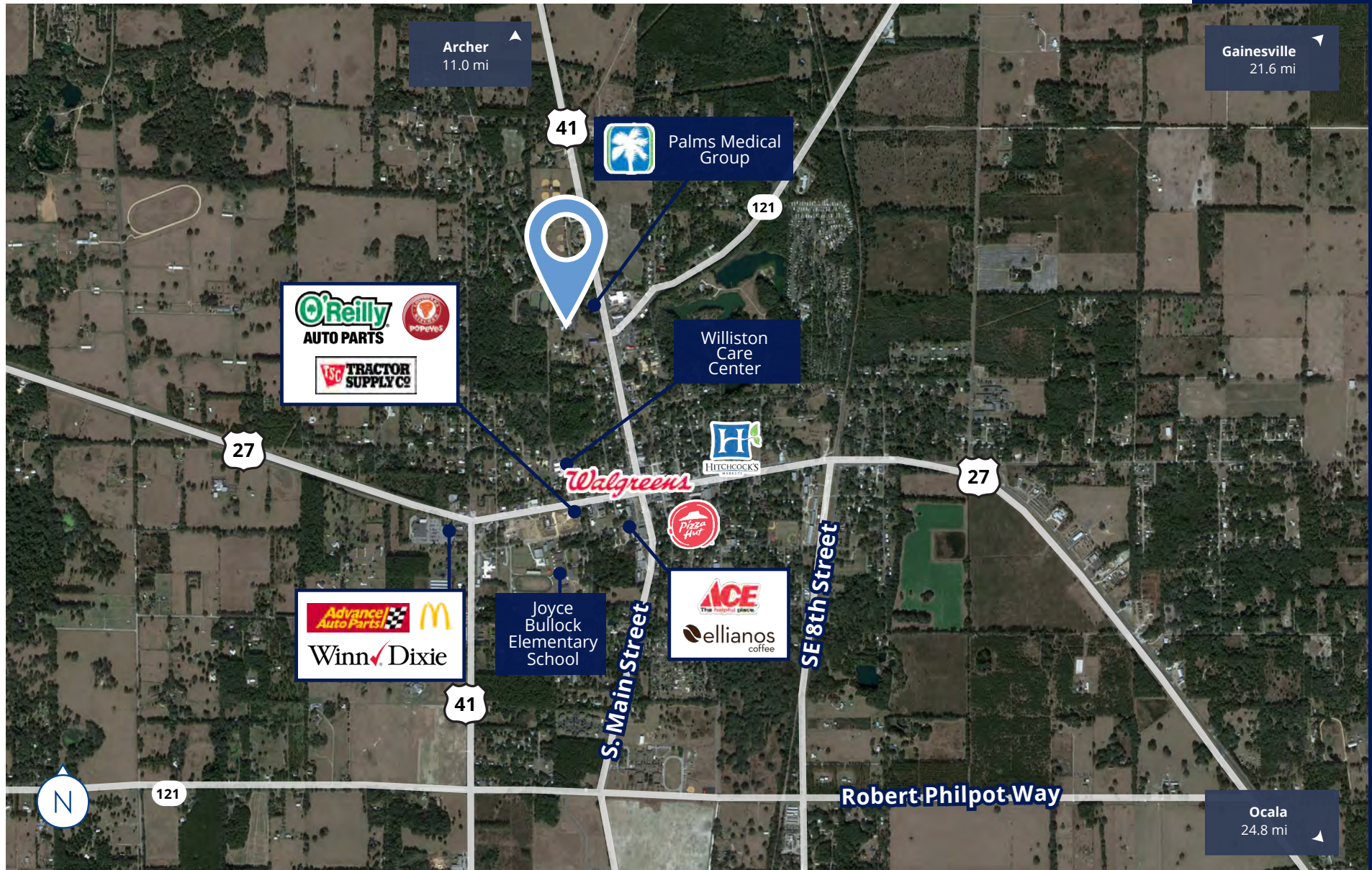


Scale





# Location







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# Area Demographics

Source: ESRI Business Analyst



Radius	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Projected Average Household Income (2028)
1 Mile	2,371	2,410	\$56,465	\$66,801
3 Mile	5,003	5,069	\$59,744	\$70,901
5 Mile	8,323	8,471	\$66,159	\$78,211

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