

FOR LEASE

6915 NW 4th Blvd, Suite A, Gainesville, FL 32607

11,000± SF | \$13 SF/yr NNN



Brent Line

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

6915 NW 4th Blvd, Suite A, Gainesville, FL 32607



PROPERTY DESCRIPTION

This 11,000± square foot industrial/flex property offers a functional layout suitable for a variety of commercial uses. The building features a conditioned warehouse, roll-up door access for efficient loading and operations, and a full sprinkler system. Improvements support both light industrial and flex users, with the ability to accommodate storage, distribution, or service-based operations.

Zoned BR, the property allows for a range of business uses, providing flexibility for owner-users or tenants seeking adaptable space. The overall configuration and building systems make it well-suited for users requiring a combination of warehouse and operational space within a controlled environment.

PROPERTY HIGHLIGHTS

- Great NW Location with easy access to I-75
- Flex space with conditioned warehouse
- Fully sprinkled
- 12-foot roll-up door for ease of delivery intake
- On-Building signage available
- Ample parking

OFFERING SUMMARY

Lease Rate:

\$13 SF/yr (NNN)

Available SF:

11,000 SF

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LOCATION DESCRIPTION

Located along NW 4th Boulevard in Gainesville, this property benefits from direct access to NW 75th Street, a primary north-south corridor connecting to Interstate 75 and the greater Gainesville MSA. The surrounding area is anchored by national retailers including The Home Depot, with additional nearby commercial activity driving consistent daily traffic and consumer flow.

The site is positioned within close proximity to major demand drivers such as the University of Florida, UF Health Shands Hospital, and dense residential neighborhoods in Northwest Gainesville. Continued population growth and retail expansion along the NW 39th Avenue and NW 13th Street corridors support long-term demand in the immediate trade area.

The property offers strong accessibility and visibility with convenient ingress and egress, making it well-positioned to capture both local and commuter traffic within one of Gainesville's most established and active commercial submarkets.

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LOCATION OVERVIEW



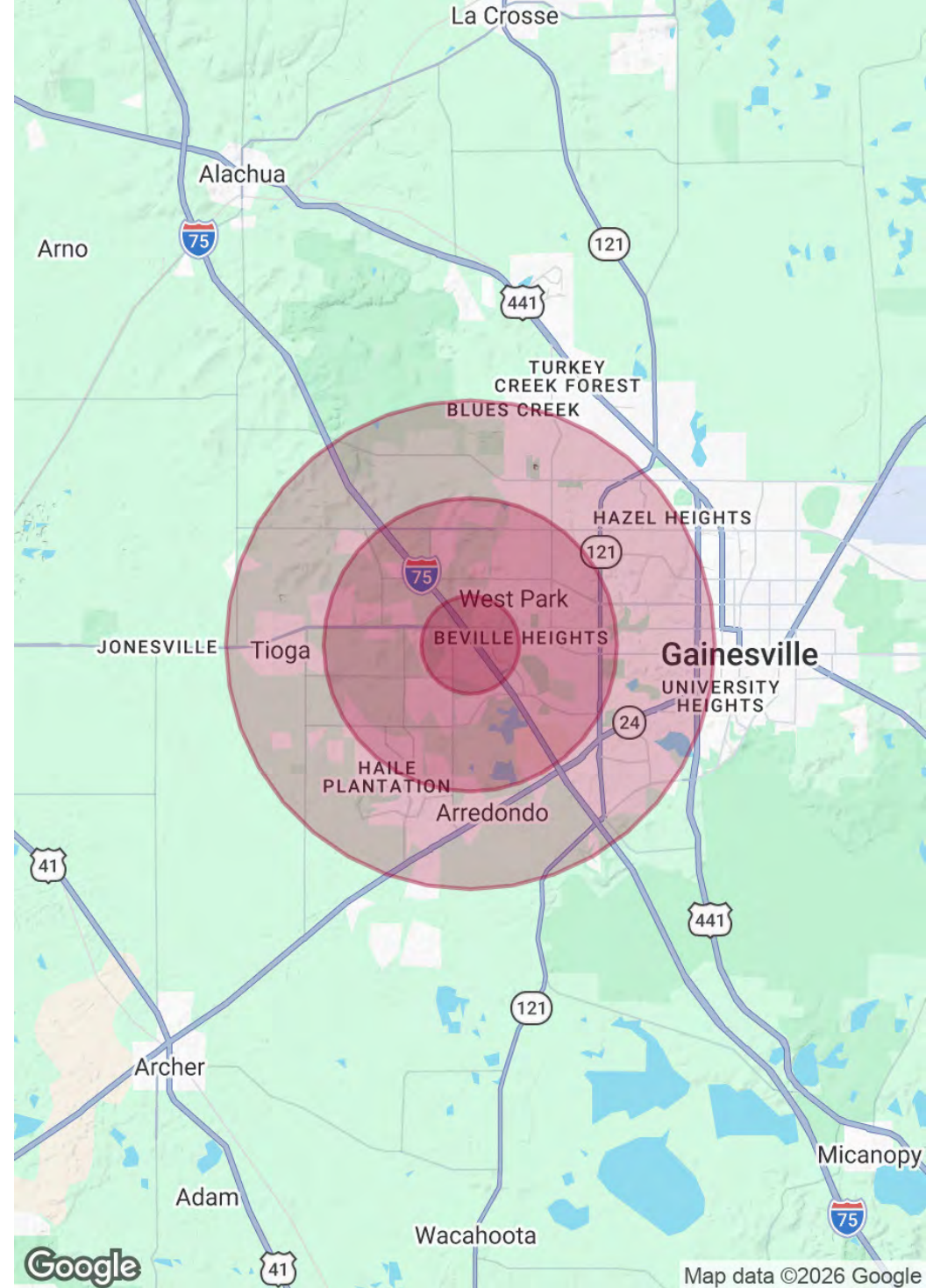
DEMOGRAPHICS MAP & REPORT

6915 NW 4th Blvd, Suite A, Gainesville, FL 32607

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	10,245	60,990	157,808
Average Age	31.5	36.8	34.2
Average Age (Male)	30.2	36.5	33.7
Average Age (Female)	32.5	37.7	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	4,651	27,083	63,956
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$61,476	\$93,480	\$93,724
Average House Value	\$193,089	\$312,151	\$326,820

2023 American Community Survey (ACS)



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