

SALE

INDUSTRIAL INVESTMENT WAREHOUSE

2300 Northwest 71st Place Gainesville, FL 32653



OFFERING SUMMARY

Sale Price:	\$1,625,000
Building Size:	12,000 SF
Cap Rate:	7.5%
NOI:	\$121,837
Zoning:	I1

PROPERTY OVERVIEW

Industrial investment warehouse with a combination of warehouse and office. The $\pm 12,000$ SF concrete block building sits on ± 1.05 acres with I-1 zoning. The interior features 14 private offices, a large reception/lobby area, and a full kitchen/break area. The warehouse includes five roll-up doors, a paved yard, and drive areas. The property includes approximately 3,400 SF of office space with $\pm 8,500$ SF of warehouse/manufacturing space.

PROPERTY HIGHLIGHTS

- I-1 Zoning
- 14 Offices
- Fenced Yard
- One Acre

Perry Pursell
(352) 665-9731

Shasta Schoellhorn
(352) 922-0048



**COLDWELL BANKER
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PERRY PURSELL

Commercial Sales Associate

Direct: (352) 665-9731

Cell: (352) 665-9731

p2venture@aol.com



SHASTA SCHOELLHORN

Commercial Sales Associate

Direct: (352) 922-0048

Cell: (352) 922-0048

shasta@mmparrish.com

FL #259506759

Perry Pursell
(352) 665-9731

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