



For Lease

**Prime SW Gainesville Flex/
Warehouse Opportunity**

3521 SW 42nd Ave, Gainesville, FL 32608

10,920± SF | 1.13± AC | Zoned BI (Business Industrial)

Asking Rate: \$12.00/SF NNN

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Property Overview

Positioned in the heart of Gainesville's SW Industrial Corridor, this 10,920± SF facility offers a versatile mix of office and warehouse space ideal for service contractors, light manufacturing or distribution. Located just off SW 34th Street between Archer Road and Williston Road, the property is less than one mile from I-75 and surrounded by established industrial users.

Highlights

- **Total building size:** 10,920± SF
- **Office space:** 3,720± SF including:
 - Large open showroom (ideal for display, cubicles or product staging)
 - 7 private offices (1 with private entrance and full bath)
 - Reception area, IT/storage room and men's & women's restrooms
- **Warehouse space:** 7,200± SF
 - 8 dock-high doors with excellent deck access (4 on east side & 4 on west side of building)
 - 1 grade-level door (east side of building)
 - 10' (dock-high), 14' (grade-level)
- **Parking:** Open parking on both sides of the building (15+ total spaces)
- **Utilities:** GRU (City water & sewer)
- **Power:** Standard service (no 3-phase)
- **Zoning:** BI – Business Industrial
- **Year built:** 1971
- **Nearby Businesses:** Swamphead Brewery, Parrish McCall Constructors, Publix, VA Medical Center, Coverall Painting, Preston Link Electric
- **Recent upgrades:**
 - New flooring in office areas
 - HVAC replaced in 2022
 - Signage: Roadside 4x4 double-sided sign



Lease Details

- **Lease type:** NNN
- **Occupancy:** Vacant and ready for immediate use
- **Tax parcel #:** 07240-019-015
- **Current taxes:** \$11,997.53 (2024)

Floor Plan

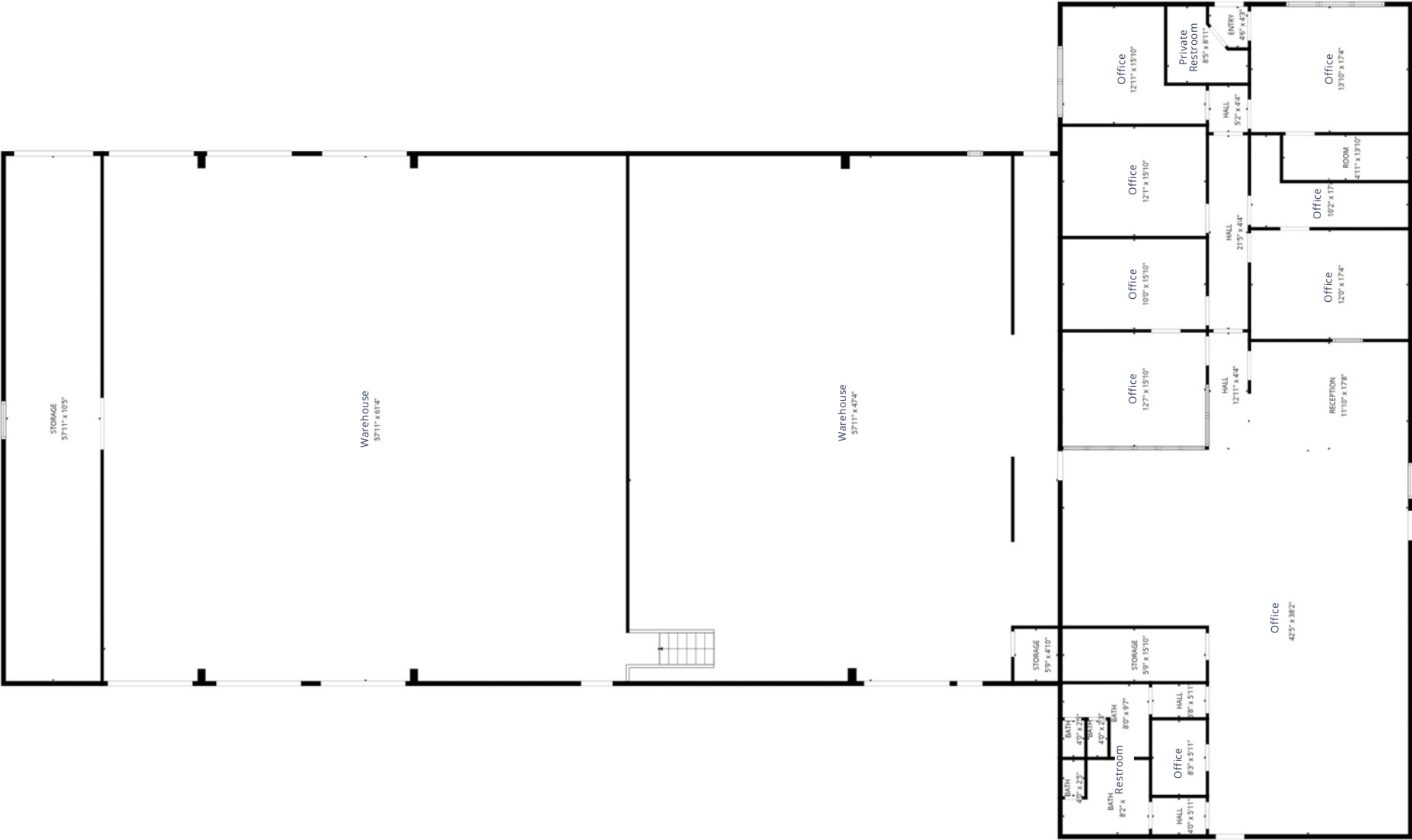


Photo Gallery

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Location



Butler Plaza

Marshall's DICK'S SPORTING GOODS Walmart Save money. Live better.

OUTBACK STEAKHOUSE ROSS DRESS FOR LESS

Total Wine & MORE Sam's Club Publix

Starbucks Chick-fil-A Zaxby's BEST BUY

Celebration Pointe

NIKE REGAL CINEMAS

DAVE & BUSTERS MILLER'S ALE-HOUSE

Pass Pro Shops Modico The Neighborhood Pizzeria Company

Cracker Barrel Old Country Store Starbucks

TEXAS ROADHOUSE

BENTO ASIAN KITCHEN + SUSHI RELISH

MIDAS SONNY'S BBQ

BLAZE PIZZA CHIPOTE MEXICAN GRILL

43rd Street Deli & Breakfast House

Chevron K QUALITY

DOLLAR GENERAL O'Reilly

UFHealth UNIVERSITY OF FLORIDA HEALTH

Publix Little Caesars

Mobil SUBWAY



Densely Populated Multi-Family Communities

SW Archer Road AADT: 153000

SW 34th Street AADT: 219000

SW Williston Road AADT: 29500



Area Demographics

Source: ESRI Business Analyst, 2025

	Population (2025)	Average Household Income (2025)	Projected Population (2030)	Projected Household Income (2030)
1 Mile	16,262	\$51,923	16,484	\$56,511
5 Miles	150,807	\$87,250	153,877	\$96,852
10 Miles	239,269	\$98,080	244,609	\$110,531

Butler Plaza



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