



**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

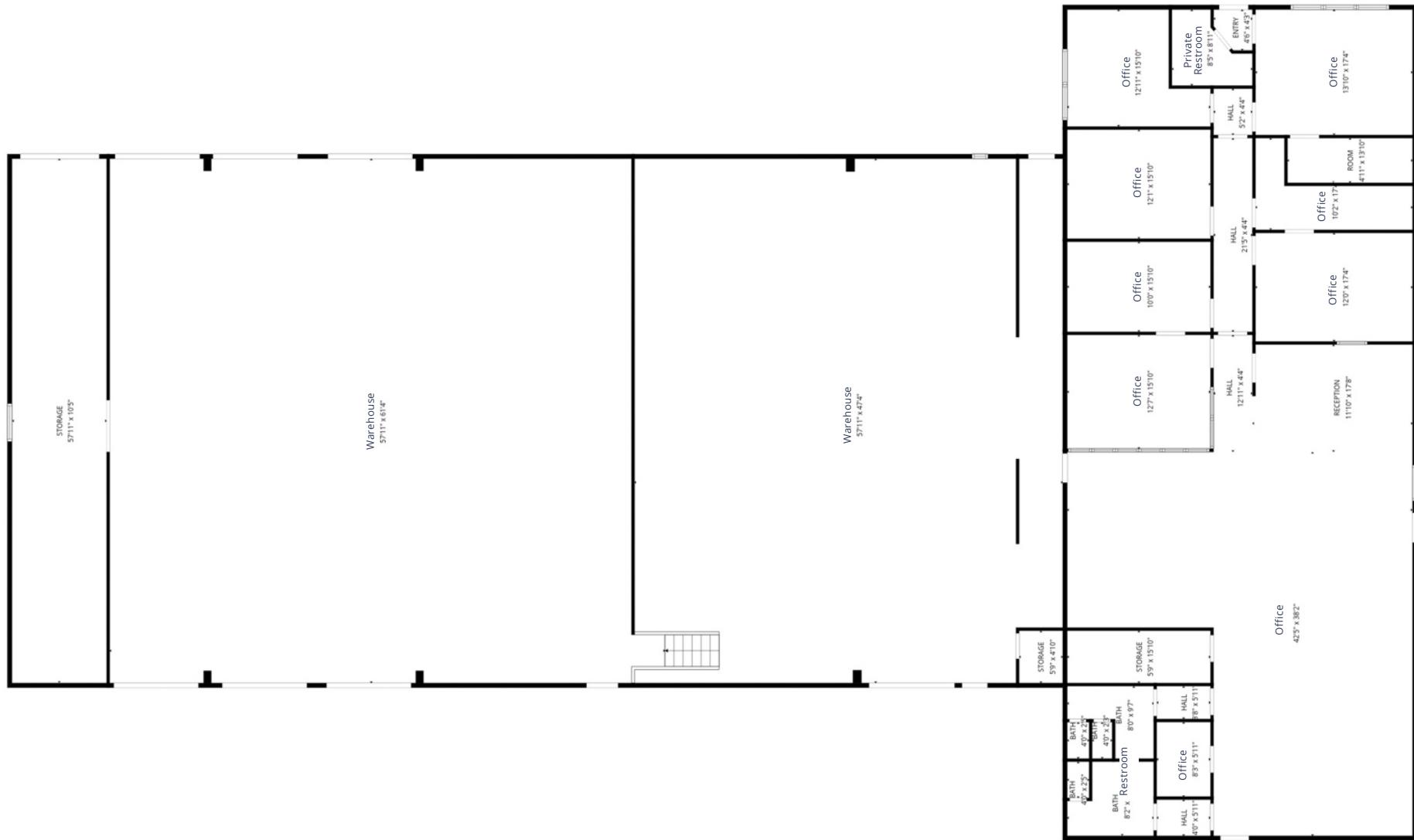


## Lease Details

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

# Floor Plan

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# Photo Gallery

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# Location



# Area Demographics

Source: ESRI Business Analyst, 2025

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

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