

JONESVILLE COMMERCIAL CENTER

404 SW 140th Terrace, Newberry, FL 32669

RENOVATED OFFICE & OUTDOOR STORAGE FOR LEASE/SALE

Lease Rates Suites A and/or B:

- \$12.00/SF NNN interior as is
- \$21.50/SF NNN with \$100/SF TI
- Pass Thrus: \$3.93/SF

Lease Rate Single Offices:

- \$350/month & \$530/month
(includes utilities)

Office Pad: 15,000± SF

- Sale Price: \$700,000



DAN DROTOS, MSRE, SIOR, CCIM

President & Managing Principal

☎ 352.420.9889

☎ 954.551.9846

ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR

Vice President

☎ 352.420.9889

☎ 352.222.4590

lvazquez@lee-associates.com

RORY CAUSEAUX, P.E.

Principal

☎ 352.420.9889

☎ 352.317.6341

rcauseaux@lee-associates.com

SITE DETAILS

404 SW 140th Terrace, Newberry, FL 32669

Looking for the perfect space for your business? Look no further than the beautiful total redevelopment of incredible **office space** in Jonesville! Nestled among the pines at Jonesville's serene **Equilease Park**, this campus boasts more than **25,256± SF of renovated office space** that is sure to impress.

Surrounded by other **thriving businesses**, including the Town of Tioga, Jonesville's Steeplechase Plaza, Arbor Greens office park/community and the CAMPUS USA Credit Union Headquarters, this location is prime real estate for any business.

Don't miss out on this incredible opportunity to find a space that will meet the needs of your business. **Contact us today to schedule a tour** of the beautiful total redevelopment of incredible office in Jonesville!

 **Take a Virtual Tour of the Planned Future Building**



New redevelopment and renovation of 25,256± SF of office space and campus area



Convenient to Jonesville restaurants, retail shops and banking



4.7 miles to I-75



Ample parking



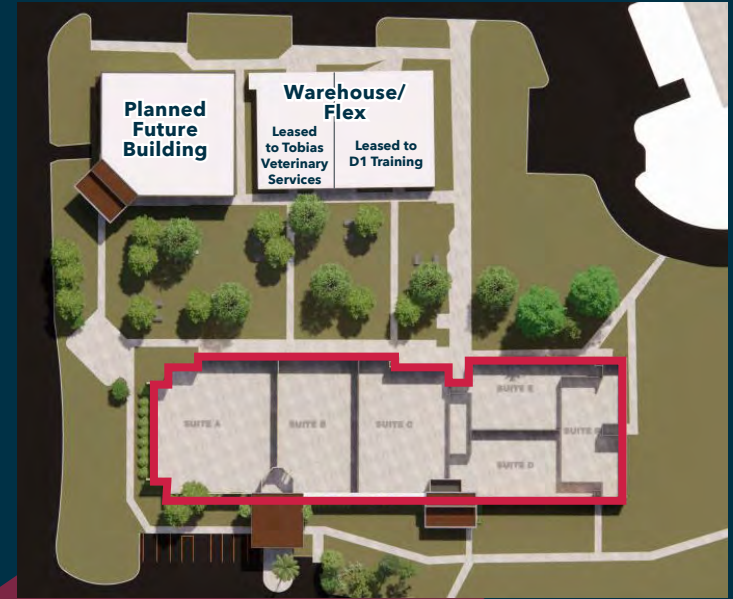
Convenient access to Newberry Rd and all points of West Gainesville

PROPERTY DETAILS

404 SW 140th Terrace, Newberry, FL 32669

The main office building is undergoing a total renovation, both inside and out, with a new floorplan consisting of six new suites of various sizes ranging from 6,464± SF, the largest suite, to the smallest suite with 3,001± SF. The stunning green space between the office and warehouse/flex space is sure to impress your clients and employees alike. And that's not all! Plans for a future phase with a third brand new building on the campus are already in the works.

And if that wasn't enough, there's an open-air storage structure with a metal roof and fencing, perfect for your storage needs. With 4.35± AC of land, plus a 1.38± AC parcel that is paved and fenced, outside storage or lay-down yard is also available for purchase or lease.



ADDRESS

404 SW 140th Terrace
Newberry, FL 32669

ZONING

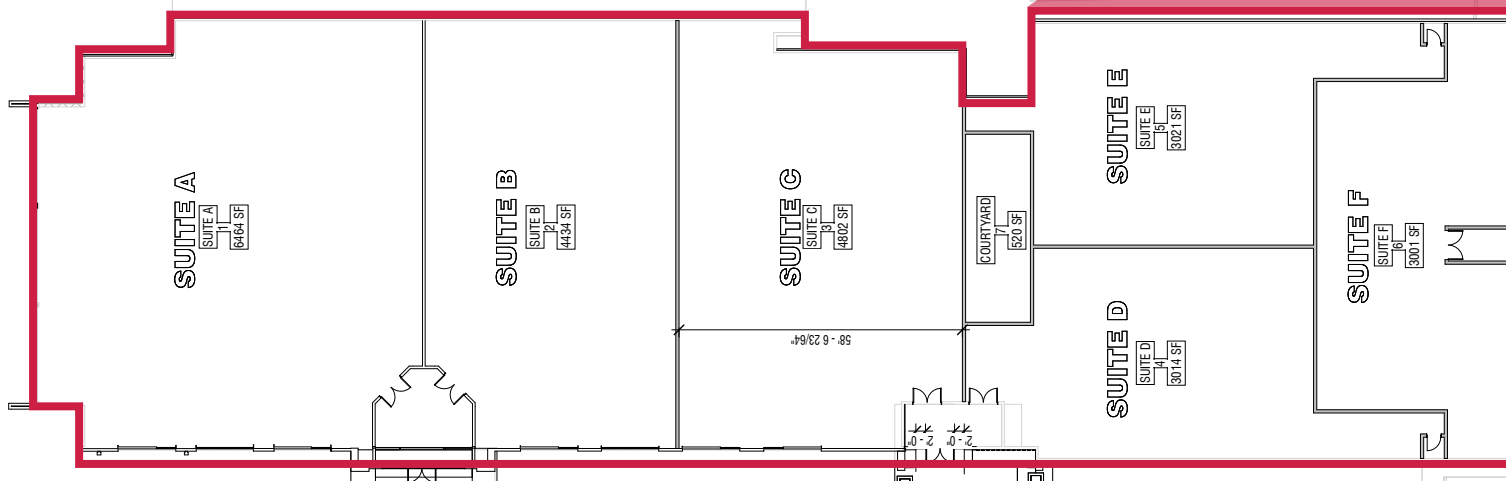
BR (Business, Retail Sales & Services)

TAX PARCEL #S

04344-005-008 &
04344-005-009

SIZE

4.35± AC (with buildings) and
1.38± AC (paved storage lot with
fencing)



Suite A	6,464± SF
Suite B	4,434± SF
Suite C	4,802± SF
Suite D	3,014± SF
Suite E	3,021± SF
Suite F	3,001± SF

AVAILABLE OFFICE SPACES | FOR LEASE

404 SW 140th Terrace, Newberry, FL 32669

Suite A and/or B

- Currently combined or can be demised and can be leased as-is or renovated
- 10,000± SF space available or it can be split up
- For lease as-is rate = \$12.00/SF NNN
- For lease renovated rate = \$21.50/SF NNN with \$100/SF TI

Suite E Offices

- 530± SF
- For lease for \$530/month (includes utilities)

Suite D Office

- 350± SF
- For lease for \$350/month (includes utilities)



NEW PLANNED DEVELOPMENT

404 SW 140th Terrace, Newberry, FL 32669



**15,000± SF
office pad for
future two-story
office building on
either
Site 1 or Site 2.*



**Take a Virtual Tour of
this Planned Future
Building**

EXTERIOR PHOTOS

404 SW 140th Terrace, Newberry, FL 32669



AERIAL PHOTOS

404 SW 140th Terrace, Newberry, FL 32669



Current Construction Underway



NEARBY AMENITIES MAP

404 SW 140th Terrace, Newberry, FL 32669



DAN DROTOS, MSRE, SIOR, CCIM

President & Managing Principal

📞 352.420.9889

📠 954.551.9846

ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR

Vice President

📞 352.420.9889

📠 352.222.4590

lvazquez@lee-associates.com

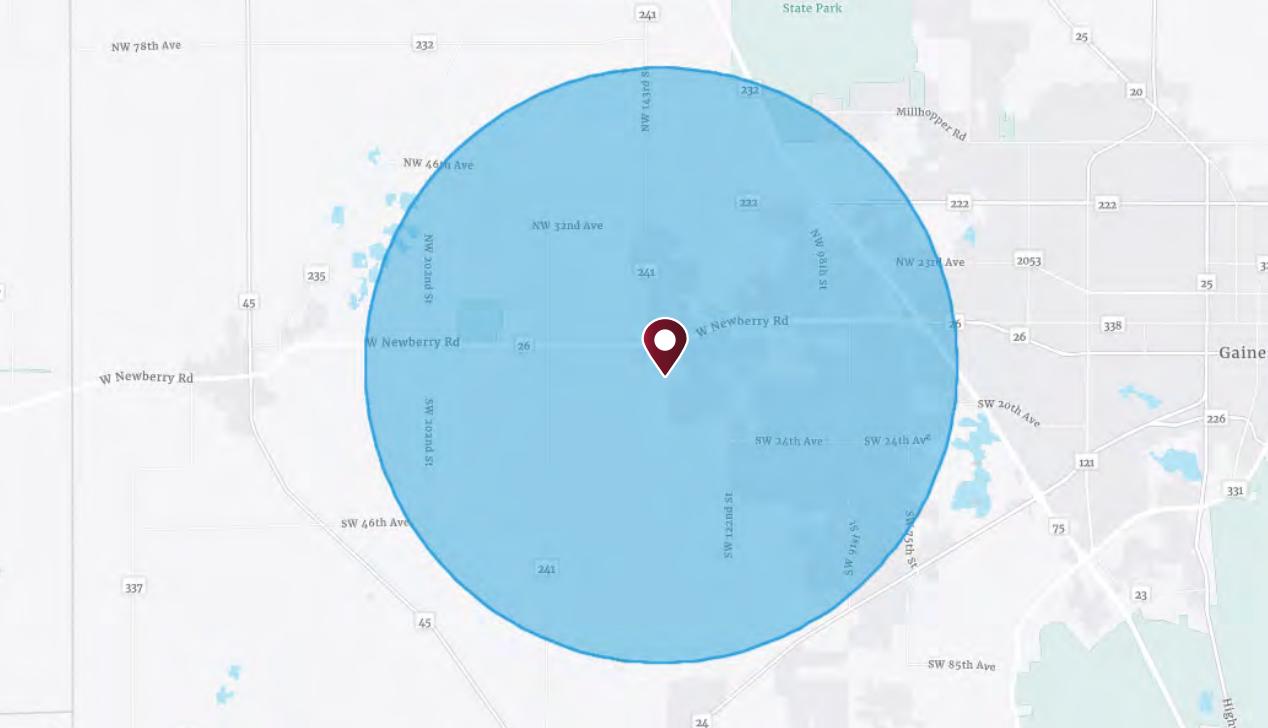
RORY CAUSSEUX, P.E.

Principal

📞 352.420.9889

📠 352.317.6341

rcausseau@lee-associates.com



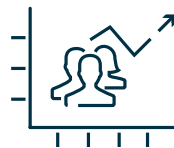
Area Demographics

Source: ESRI Business Analyst | 5 mile radius



2025 Total
Population

57,519



2030 Projected
Population

61,319



2025 Est. Avg.
Household Income

\$140,593



2025 Daytime Population

49,207