



For Lease

Modern Warehouse with Class-A Office Space in Downtown Gainesville

905 NW 2nd St. | Gainesville, FL 32601

10,900± SF total (9,100± SF warehouse + 1,800± SF office)

Asking Rate: \$14.00/SF | \$2.69/SF NNN

Brian Oen

Senior Vice President
+1 352 664 2567
brian.oen@colliers.com

Ken Mears

Associate
+1 352 664 2564
ken.mears@colliers.com

Colliers

104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville



Property Overview

Discover a versatile industrial property located at 905 NW 2nd St in Gainesville, FL, offering 10,900± SF of functional space on 1.38± acres. Built in 2015, this facility combines 9,100± SF of warehouse with 1,800± SF of two-story office space, making it ideal for distribution, light manufacturing or storage operations.

The warehouse features clear heights up to 21'2", two surface-level roll-up doors (14'x20' and 14'x16' with drive-thru capability) and full insulation for energy efficiency. The property includes 15 on-site parking spaces, additional street parking and is fully fenced with automatic main drive gate for security. Advanced amenities include a 9-camera live security system, remote gate access, solar panels with battery backup and LED lighting throughout. Office areas are equipped with remote-controlled HVAC, lower and upper level walk in showers, an executive suite with shower, ice machine, water fountain with bottle filler and windows overlooking the warehouse.

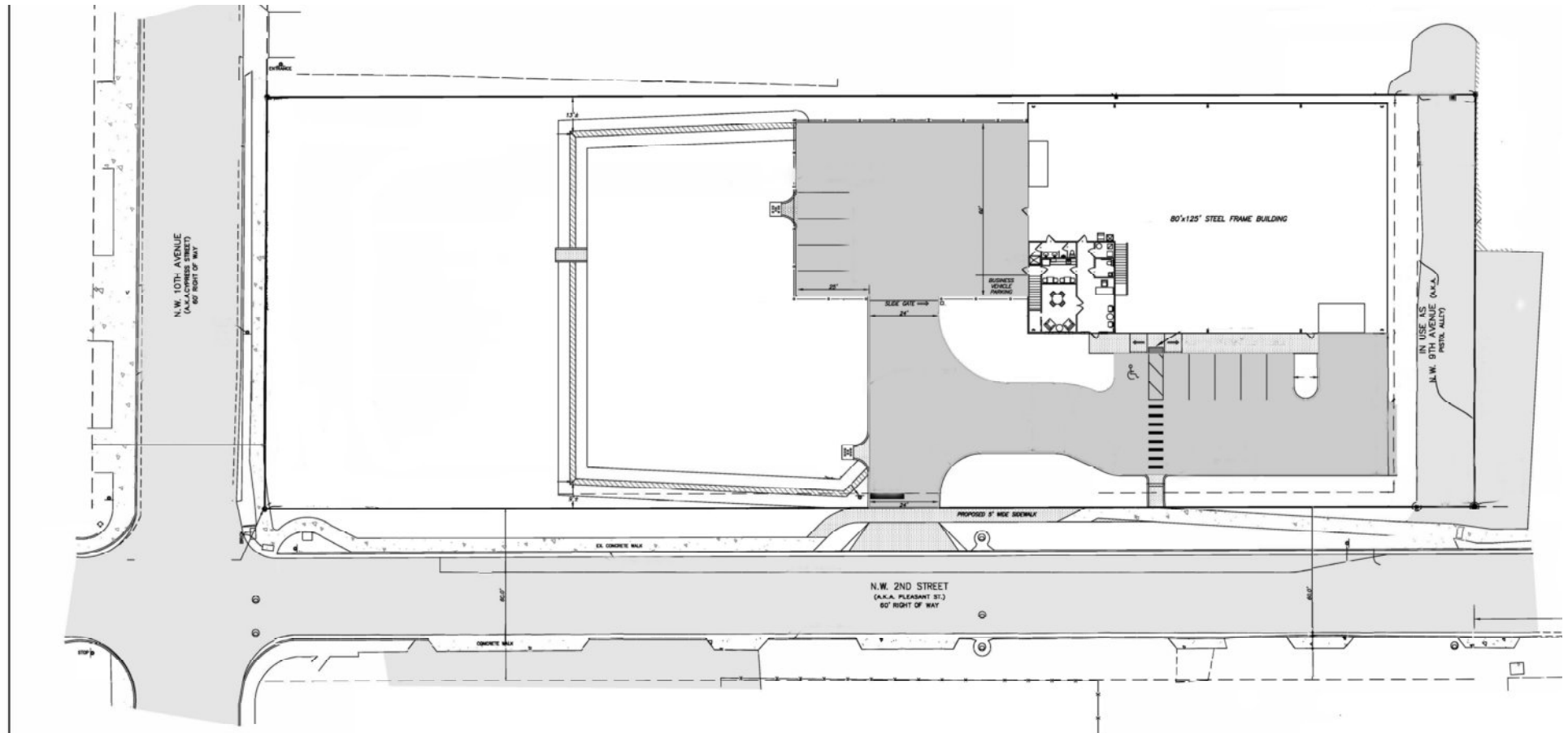
Conveniently located near Downtown Gainesville, UF, major retailers and I-75, this property offers unmatched accessibility and functionality.



Highlights

- 10,900± SF total (9,100± SF warehouse + 1,800± SF office)
- 1.38±-acre lot in Downtown Gainesville
- **Warehouse clear height:** 21'2" center; 14'8" eaves
- **Two roll-up doors:** 14'x20' & 14'x16' with drive-thru capability
- 15 on-site parking spaces + street parking
- Built in 2015; fully insulated warehouse
- **Security:** 9-camera live monitored security system for the office and warehouse, fully fenced with remote overhead and gate access
- **Energy features:** Solar panels, battery backup, LED lighting
- **Amenities:** Full kitchen, two 12-ft "Big Ass" fans, automatic site lighting, 4 full bathrooms - 3 lower and 1 private upstairs
- **Office upgrades:** Remote HVAC control, executive office with shower
- **Location:** Near UF, downtown, retail, restaurants, airport, I-75
- **Zoning:** U8 (Urban 8)

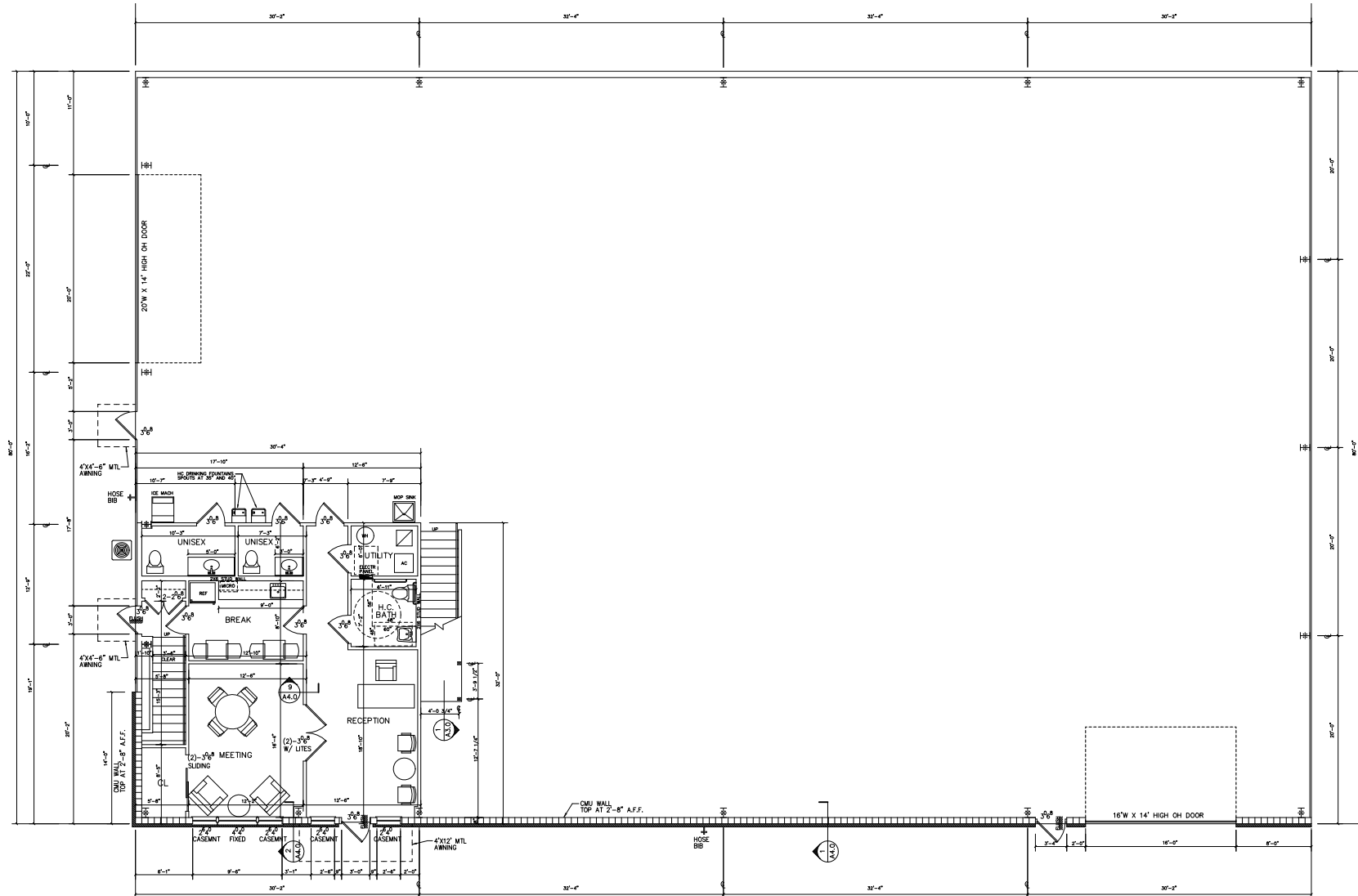
Site Plan



Floor Plan

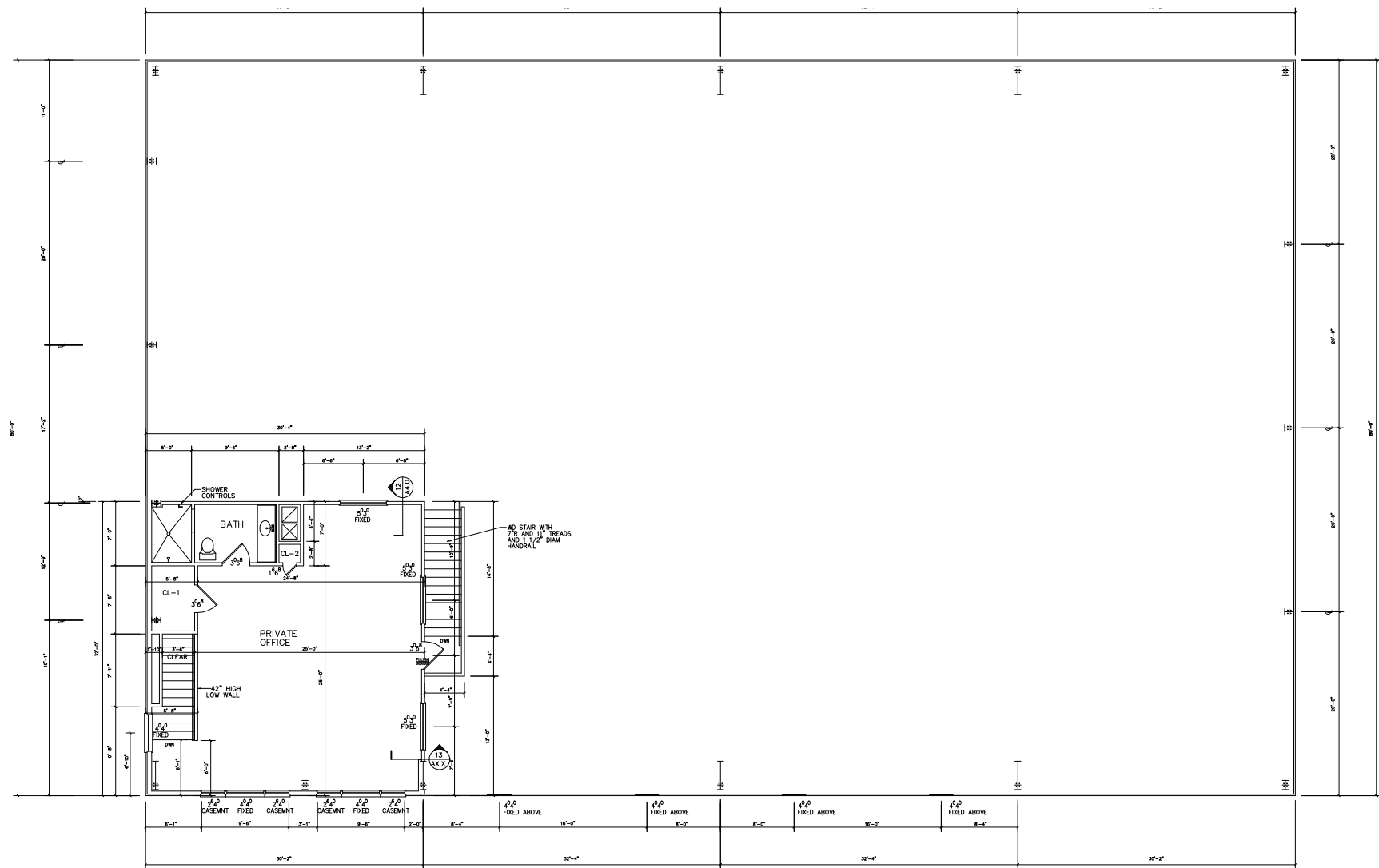
First Floor Office with Warehouse

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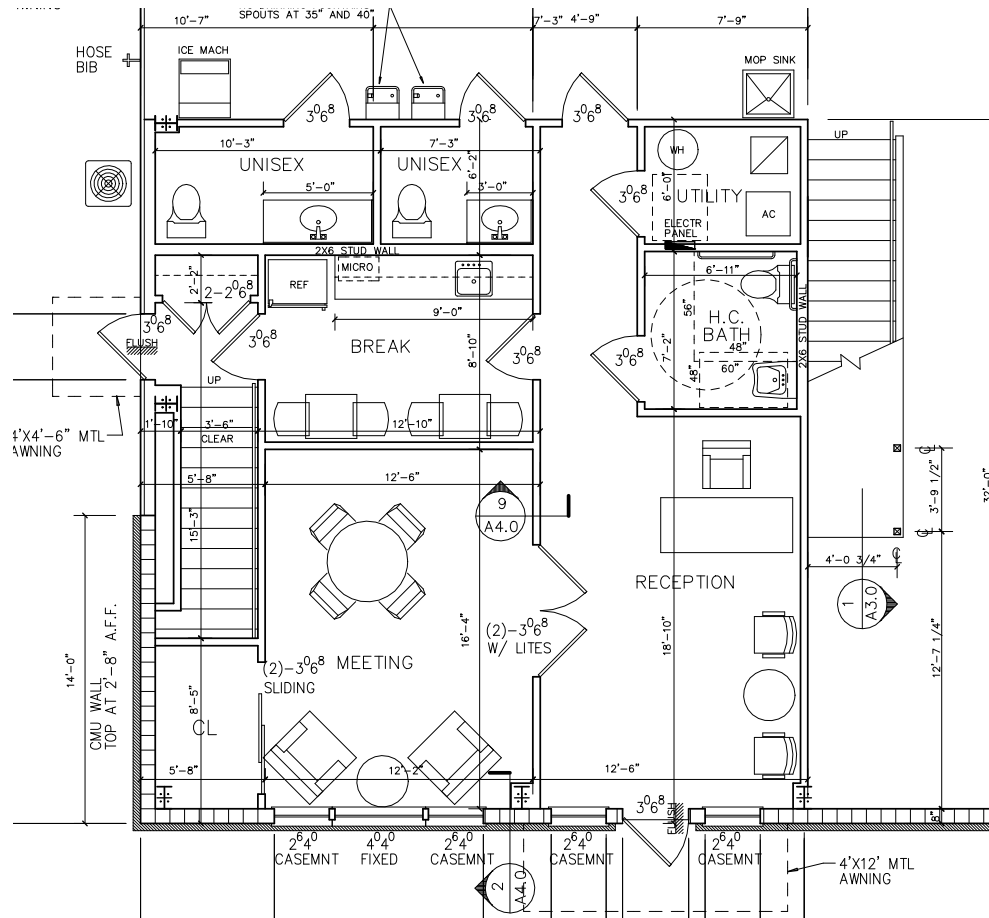


Floor Plan

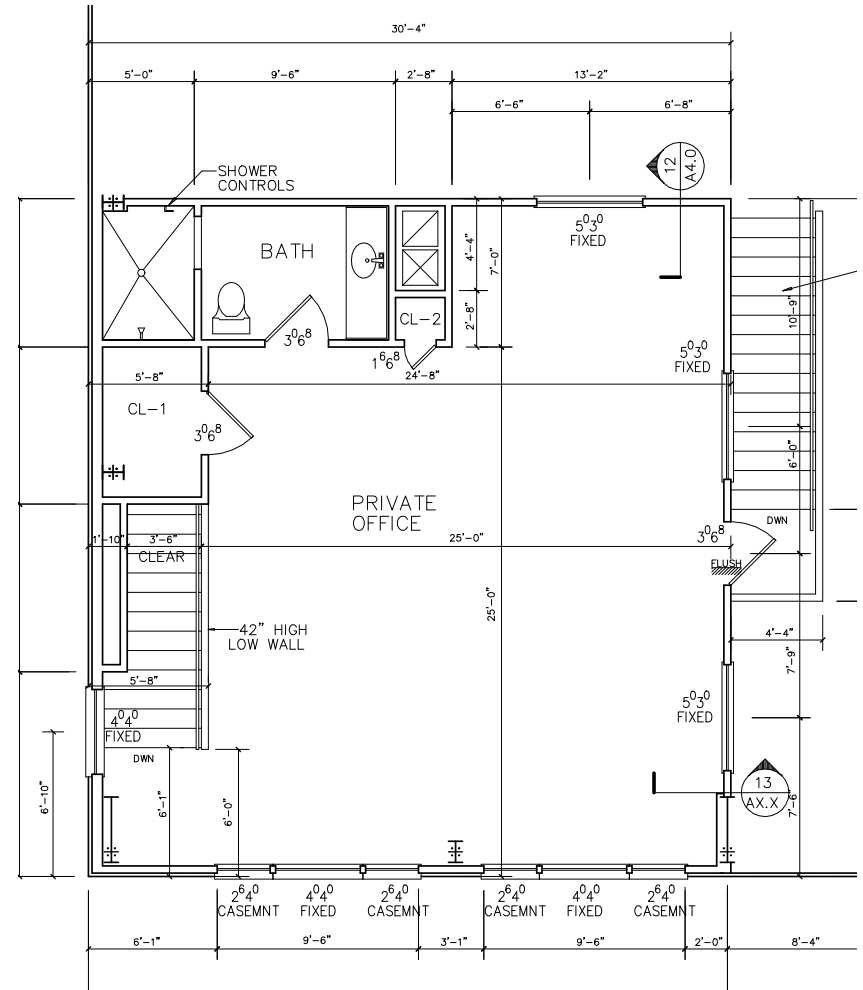
Second Floor Office with Warehouse



Office Plan



First Floor



Second Floor

Photo Gallery

First Floor Office Interior

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Photo Gallery

Second Floor Office Interior

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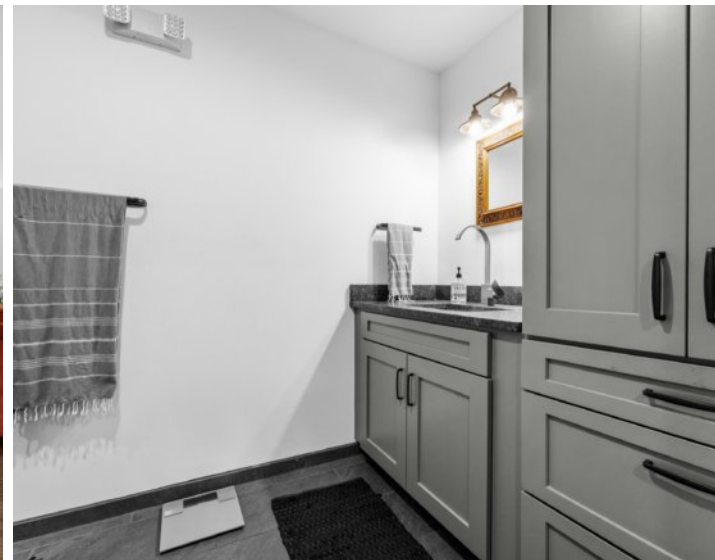


Photo Gallery

Warehouse

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Photo Gallery

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The Grove Street District

The Grove Street Neighborhood is located between NW 8th-16th Avenues and North Main-NW 6th Street. It gets its name from the main boulevard that runs north-south through it that bore the name Grove Street before Gainesville changed from street names to street numbers. Within its boundaries are single and multifamily homes, three churches and a number of businesses. A rail-trail traverses through from NW 8th Avenue to NW 16th Avenue.

Source: Gainesville Neighborhood Voices

Area Demographics

Source: ESRI Business Analyst, 2025

	 Population (2025)	 Average Household Income (2025)	 Projected Population (2030)	 Projected Household Income (2030)
1 Mile	15,320	\$64,804	15,482	\$72,687
5 Miles	152,337	\$76,951	152,696	\$85,445
10 Miles	235,144	\$96,524	239,745	\$108,469



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