



# 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

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# 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.

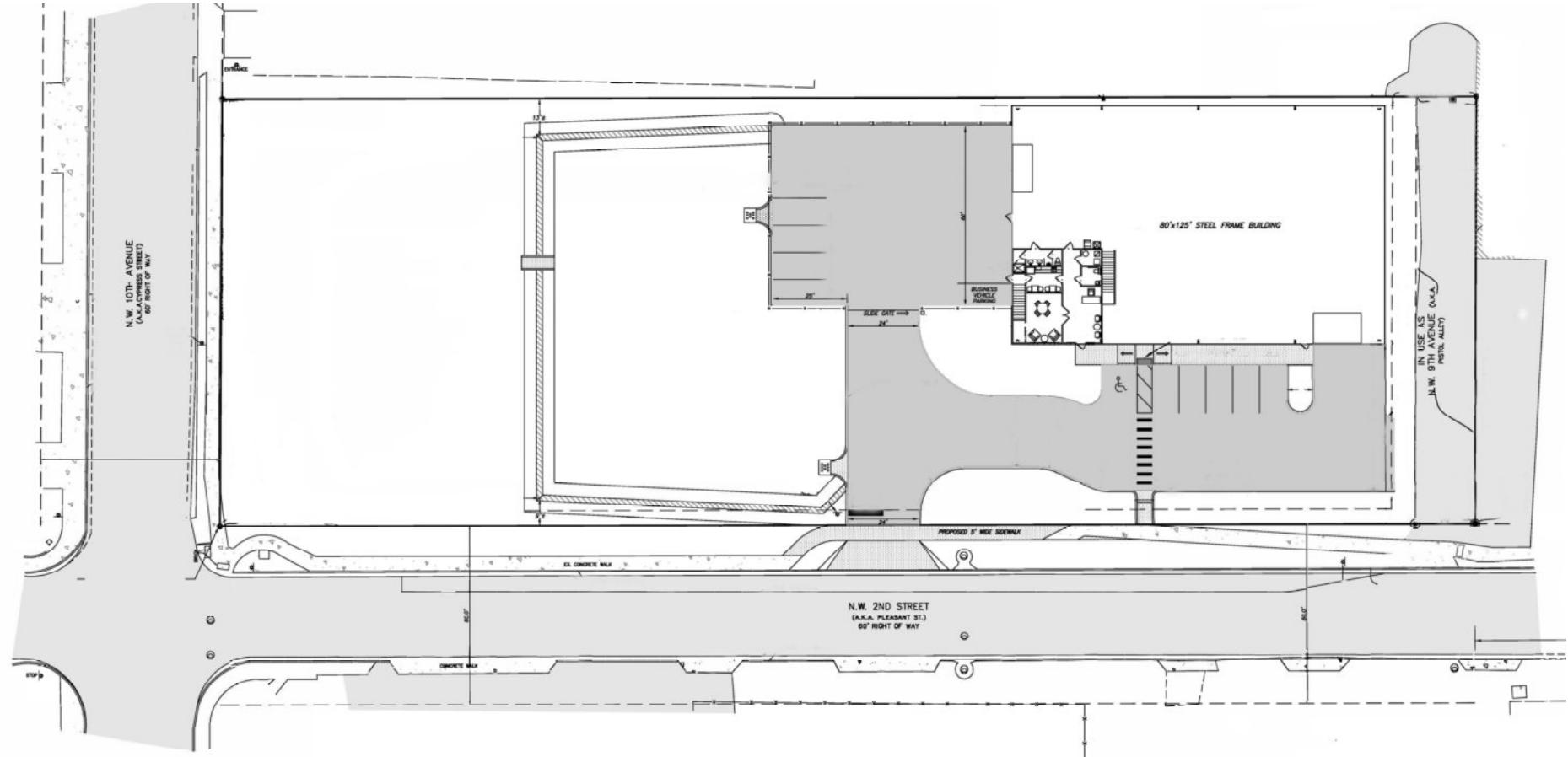


## Highlights

- 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

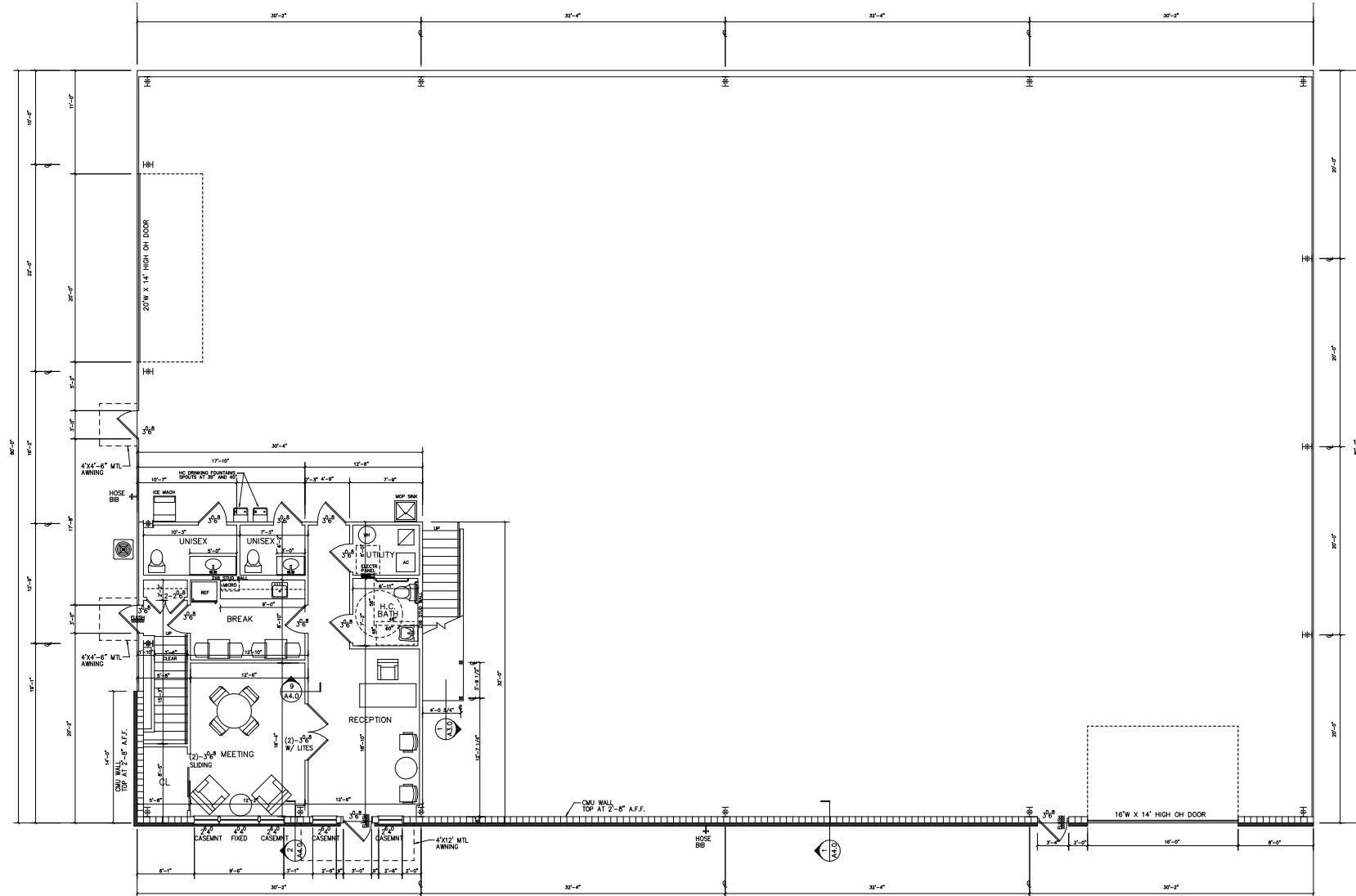
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# Floor Plan

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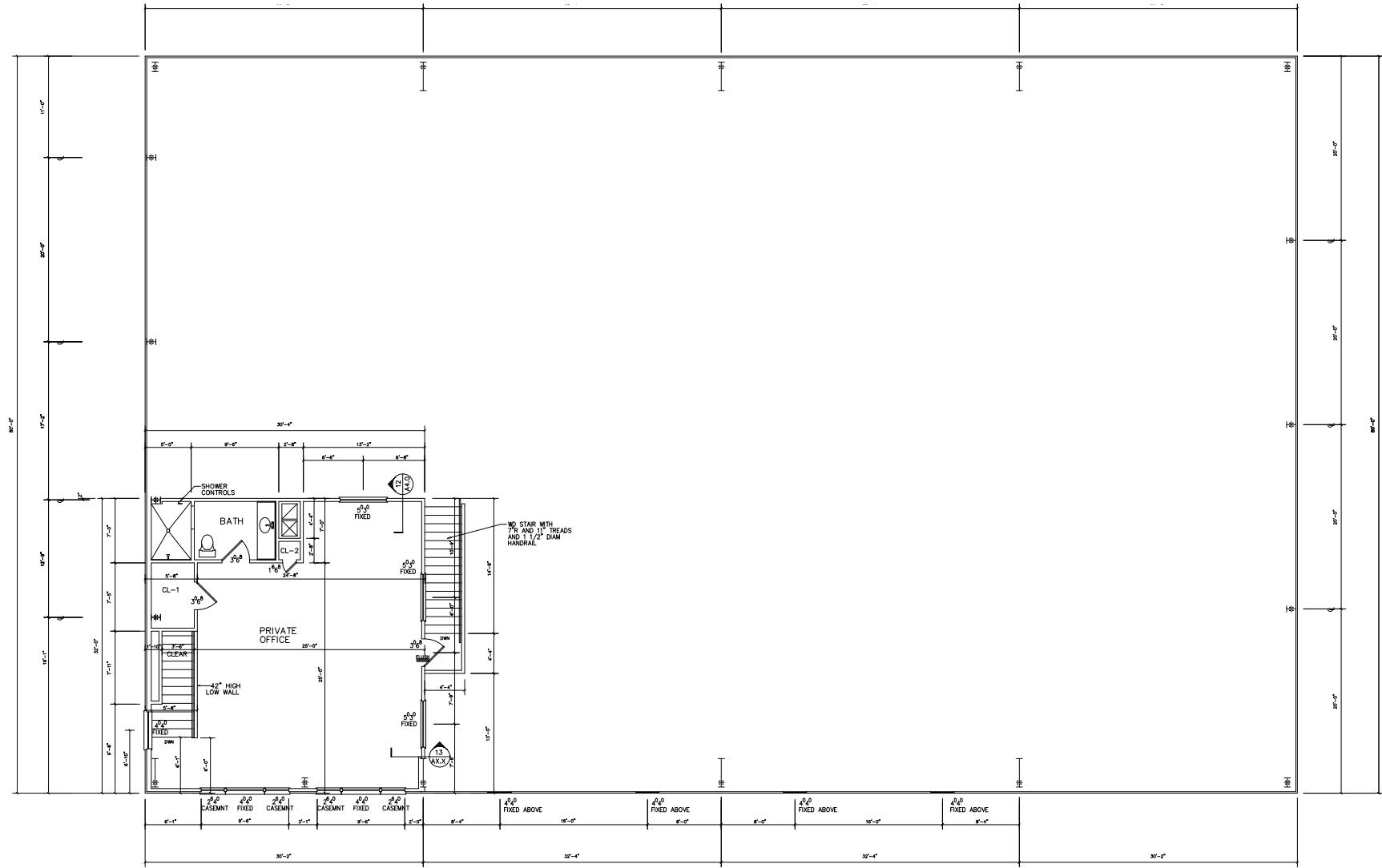
## First Floor Office with Warehouse



# Floor Plan

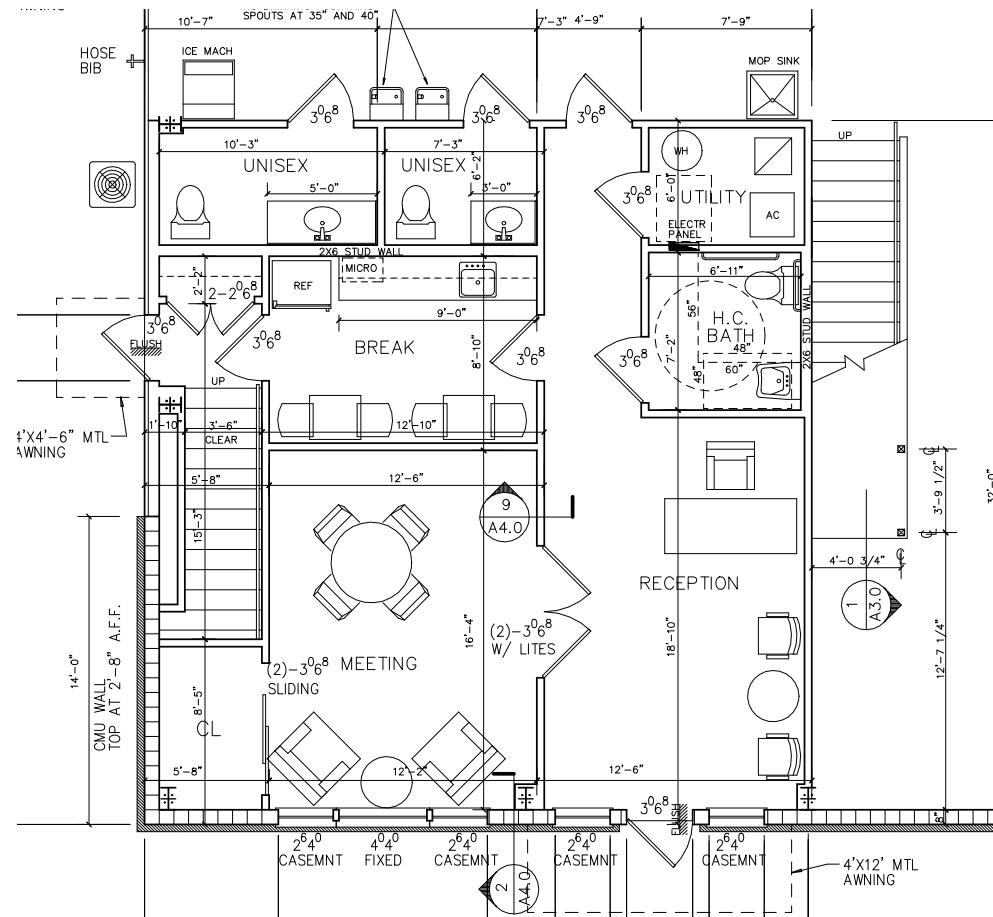
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## Second Floor Office with Warehouse

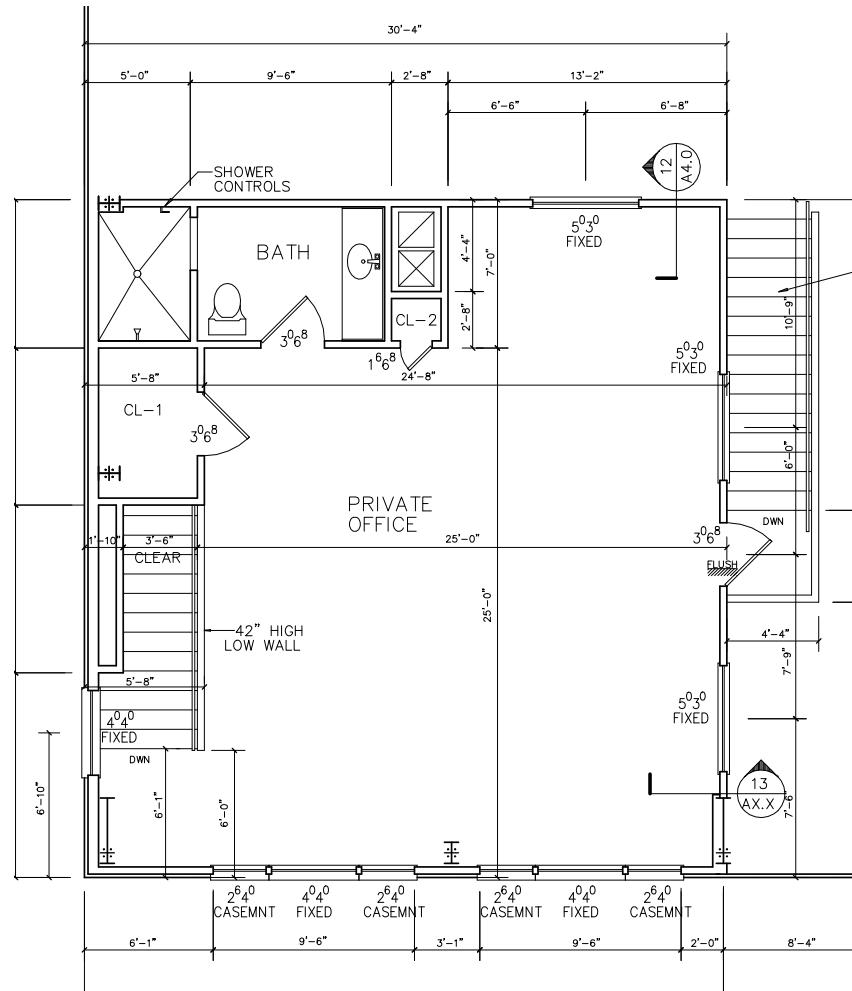


# Office Plan

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## First Floor



## Second Floor

# Photo Gallery

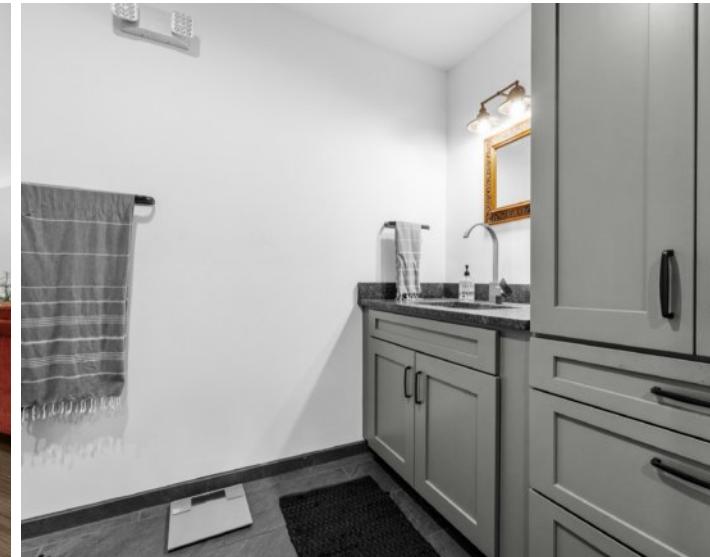
First Floor Office Interior

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# Photo Gallery

## Second Floor Office Interior



# Photo Gallery

## Warehouse



# Photo Gallery

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## Area Demographics

Source: ESRI Business Analyst, 2025



**Population (2025)**

**1 Mile** 15,320

**5 Miles** 152,337

**10 Miles** 235,144



**Average Household Income (2025)**

\$64,804

\$76,951

\$96,524



**Projected Population (2030)**

15,482

152,696

239,745



**Projected Household Income (2030)**

\$72,687

\$85,445

\$108,469

# 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



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