



Air Conditioned Industrial/ Flex/Warehouse Space

- 58,000+ SF industrial/flex/warehouse space providing versatility on 6.3 acres.
- 147' graded loading dock with covered platform and ramp; roll-up doors.
- Large paved parking field with secured access and privacy fencing; laydown yard.
- Renovated offices, kitchen/break room and restrooms.
- Twelve 1,000 SF individual bays provide additional income opportunity.
- Strategically located on heavily traveled Waldo Road (29,000 AADT) with curb cut, a primary north/south corridor with building and monument signage.
- Half-mile south of the Gainesville Regional Airport.



Price: \$4,900,000



58,000+ SF on 6.3 acres



Parcel ID: 08199-103-000;
08199-070-000; 08199-059-000;
08199-058-000



Three-phase power; fully sprinkled

For further information

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Property overview

2708 NE Waldo Road
Gainesville, Florida

Building Area:

| | |
|-----------------------|------------------|
| Store area | 25,500 SF |
| Warehouse area | 17,640 SF |
| Office area | 3,330 SF |
| Rear Storage building | 12,000 SF |
| Total SF | 58,470 SF |

***additional 14,480 SF mezzanine storage area with concrete floor not included in total SF**

Flexible BI (Business Industrial) & I2 Zoning:

Permitted Uses Include:

Manufacturing, light assembly, & fabrication

Warehouse and distribution

Industrial

Retail sales

Equipment sales, rentals & leasing

Vehicle sales & service

Vocational school

Self-storage facility

Recycling center

Microbrewery



Aerial map

2708 NE Waldo Road
Gainesville, Florida



JOHNSTONE SUPPLY
STELLAR SERVICES
OF North Florida, LLC

GORMAN COMPANY
DIVISION OF WALDO CORPORATION

DALE'S TIRE, INC.

KSR
Gainesville, Florida

SONNY'S BBQ
LOCAL FRESHNESS SINCE 1968

Gator MOVING & STORAGE

SATCHEL'S PIZZA



NE 23rd Avenue AADT: 13,700

UF UNIVERSITY of FLORIDA
East campus

NW Waldo Road AADT: 29,000

BIG LOTS! **ROSS DRESS FOR LESS®** **CHIPOTLE MEXICAN GRILL**

Burlington **HIBBETT SPORTS** **Wawa**

GameStop **LUMBER LIQUIDATORS** **RURAL KING EST'D 1968**

Downtown Gainesville

STARBUCKS COFFEE **Hampton by HILTON** **PIZZA** **BDP BO BUBBLY PALACE**

Harry's SEAFOOD • BAR • GRILL **MARK'S PRIME STEAKHOUSE & SEAFOOD** **DRAGONFLY THAI & FISH MARKET**

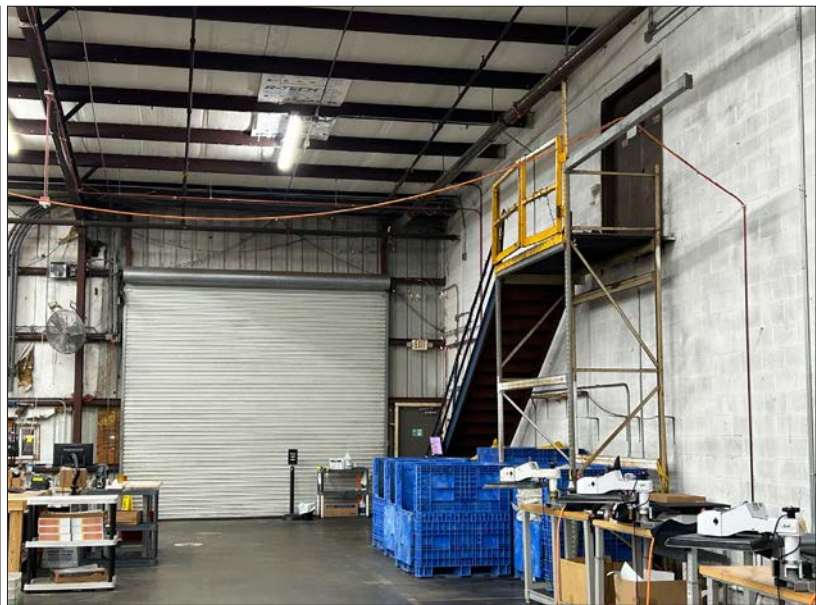
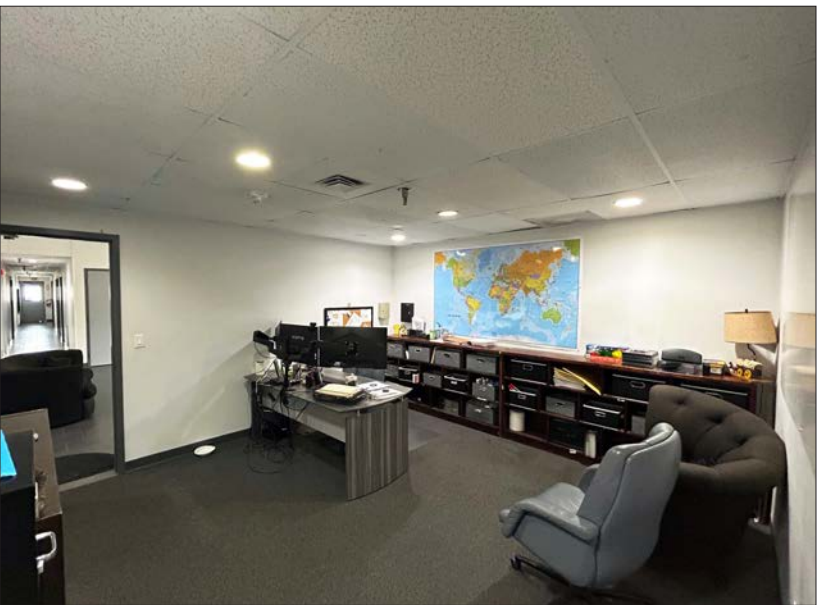
HIPPODROME **MOJO HOGTOWN BAR • B • QUE** **Fico's**

Walmart

Gainesville Regional Airport

Interior photos

2708 NE Waldo Road
Gainesville, Florida



**If you would like to discuss this further,
please get in touch.**

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avisonyoung.com

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