

Lease

2160 NE 31st Ave

2160 NE 31st Ave Gainesville, FL 32609



PROPERTY DESCRIPTION

Large industrial building for lease. High ceilings, 13 dock-height roll up doors, 12x12 roll up door and semi-loading dock. Approximately 1165 SF office and two restrooms. Yard is partially fenced and can easily be completely enclosed.

PROPERTY HIGHLIGHTS

- Convenient access to major roadways and public transportation.
- Versatile space suitable for a variety of business needs.
- Van Dock-high doors roll up doors
- High ceilings (11'9" to highest point / 10'6" to lowest point)
- Office/restroom area
- Approximately 20 dedicated parking spaces

OFFERING SUMMARY

Lease Rate:	\$5,000 per month (NNN)
Pass Thru Rate:	\$2.81/SF
Available SF:	5,890 SF
Lot Size:	0.71 Acres
Building Size:	5,890 SF
Zoning:	B1

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	98	335	1,134
Total Population	323	1,076	3,488
Average HH Income	\$40,255	\$40,353	\$47,307

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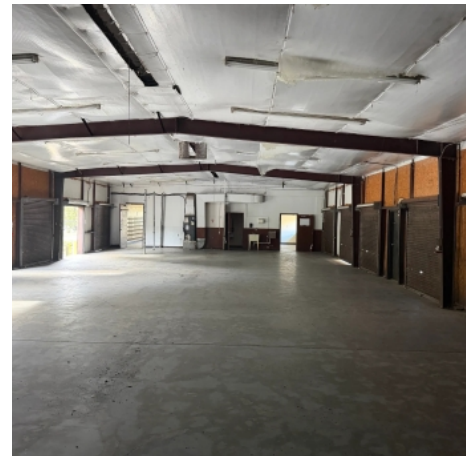


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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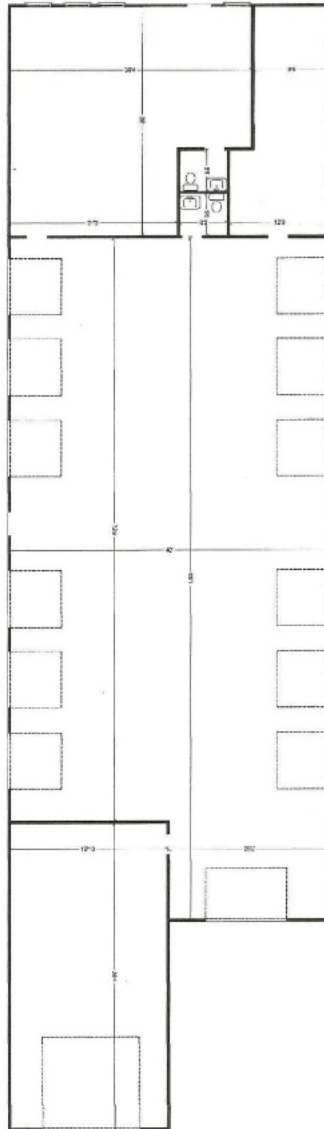


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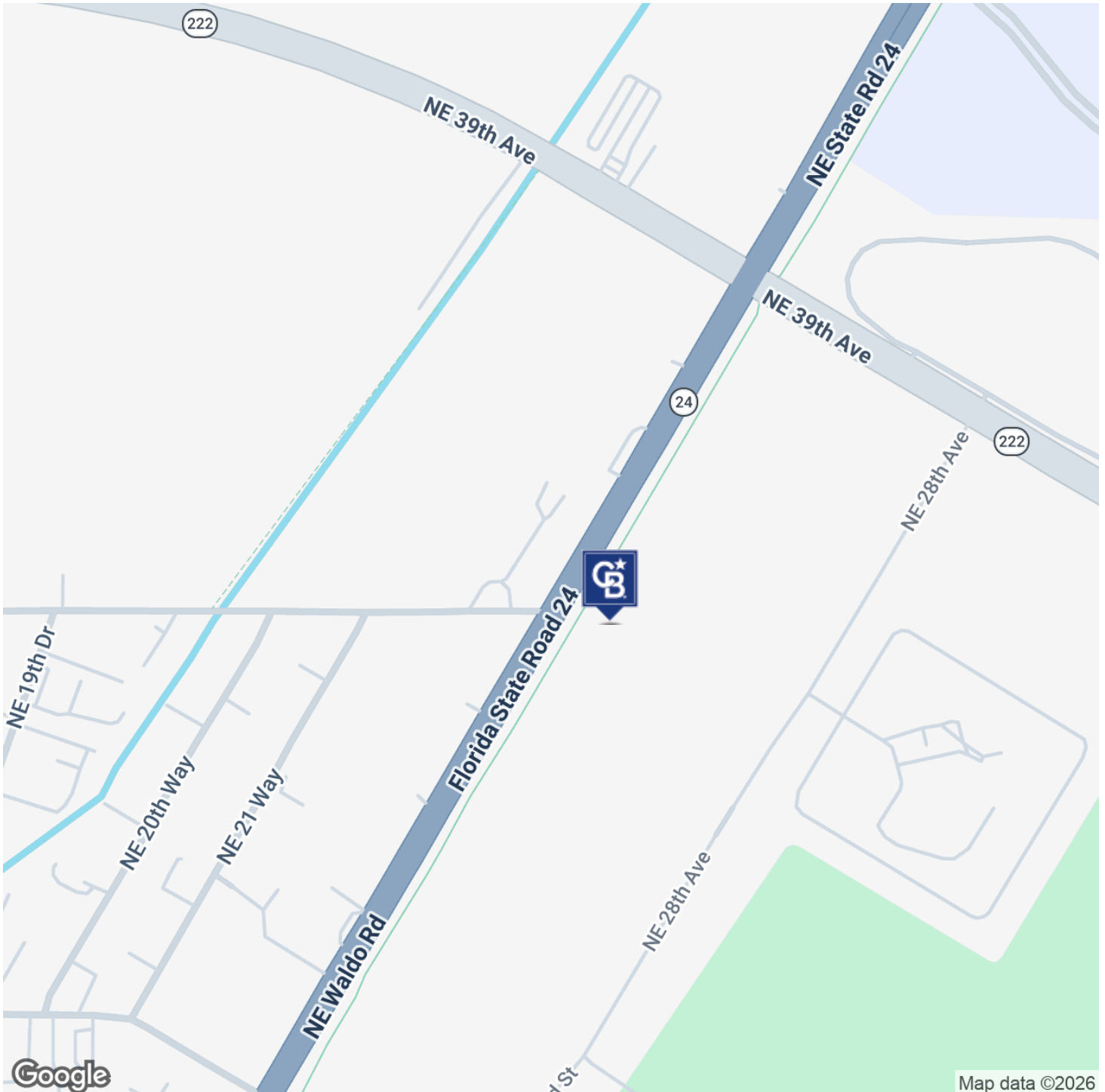


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DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

