

# INDUSTRIAL OFFICE/WAREHOUSE SPACE

1995 NE 31st Ave | Gainesville, FL 32609



## FOR SALE OR LEASE

### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

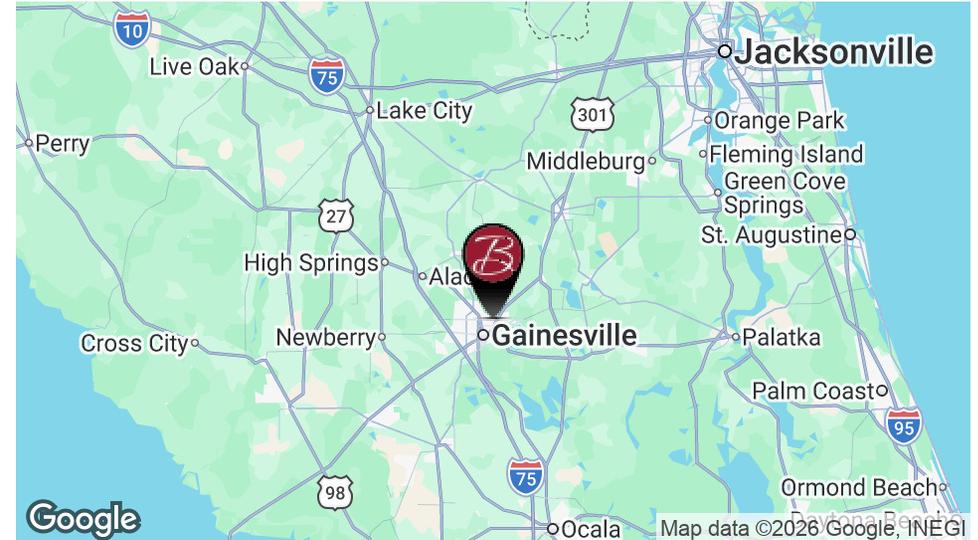
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL OFFICE/WAREHOUSE SPACE

## EXECUTIVE SUMMARY

1995 NE 31st Ave | Gainesville, FL 32609



### OFFERING SUMMARY

Sale Price:	\$695,000
Lease Rate:	\$7 SF/yr (NNN)
Showroom	1,380 SF
Available SF:	6,300 SF
Total SF	7,680 SF
Year Built:	1972
Renovated:	2010
Zoning:	I-2

### PROPERTY OVERVIEW

The property features 16-foot ceiling heights and two 12-foot roll-up doors. The office area is temperature-controlled and suitable for showroom or production use. Conveniently located in Gainesville, the site offers quick access to major highways, restaurants like Peach Valley Café and Bonefish Grill, and recreational areas such as Northside Park. It's also near the University of Florida and Santa Fe College, providing a strong labor pool and professional resources.

### PROPERTY HIGHLIGHTS

- 16 ft Ceiling Height in warehouse
- Two- 12 ft. Roll up doors
- Security gate for after hours.
- Alarm System

### FOR MORE INFORMATION:



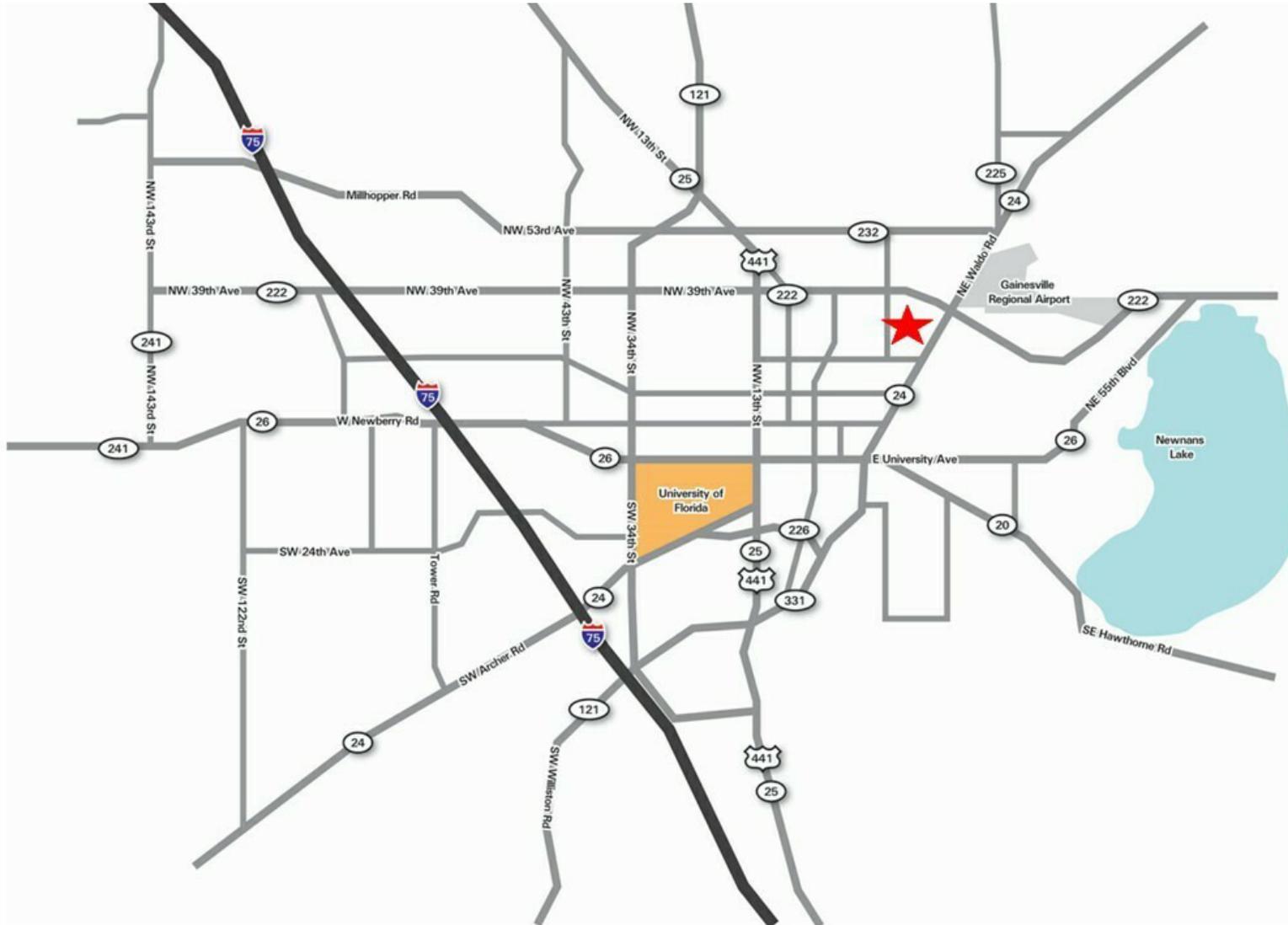
**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



# INDUSTRIAL OFFICE/WAREHOUSE SPACE

## GAINESVILLE MAP

1995 NE 31st Ave | Gainesville, FL 32609



### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL OFFICE/WAREHOUSE SPACE

1995 NE 31st Ave | Gainesville, FL 32609



## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



# INDUSTRIAL OFFICE/WAREHOUSE SPACE

1995 NE 31st Ave | Gainesville, FL 32609



## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

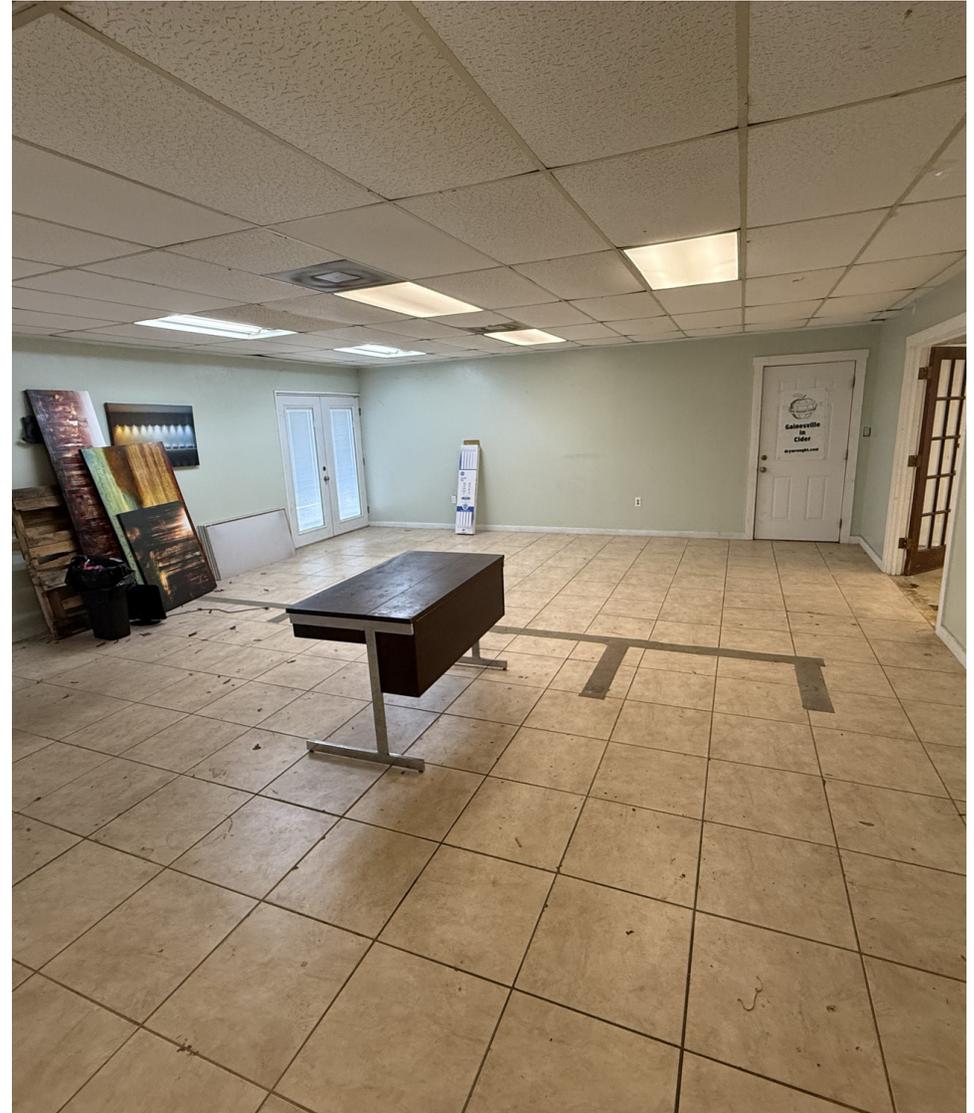
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL OFFICE/WAREHOUSE SPACE

SHOWROOM OR OFFICE

1995 NE 31st Ave | Gainesville, FL 32609



FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL OFFICE/WAREHOUSE SPACE

## DEMOGRAPHICS MAP & REPORT

1995 NE 31st Ave | Gainesville, FL 32609

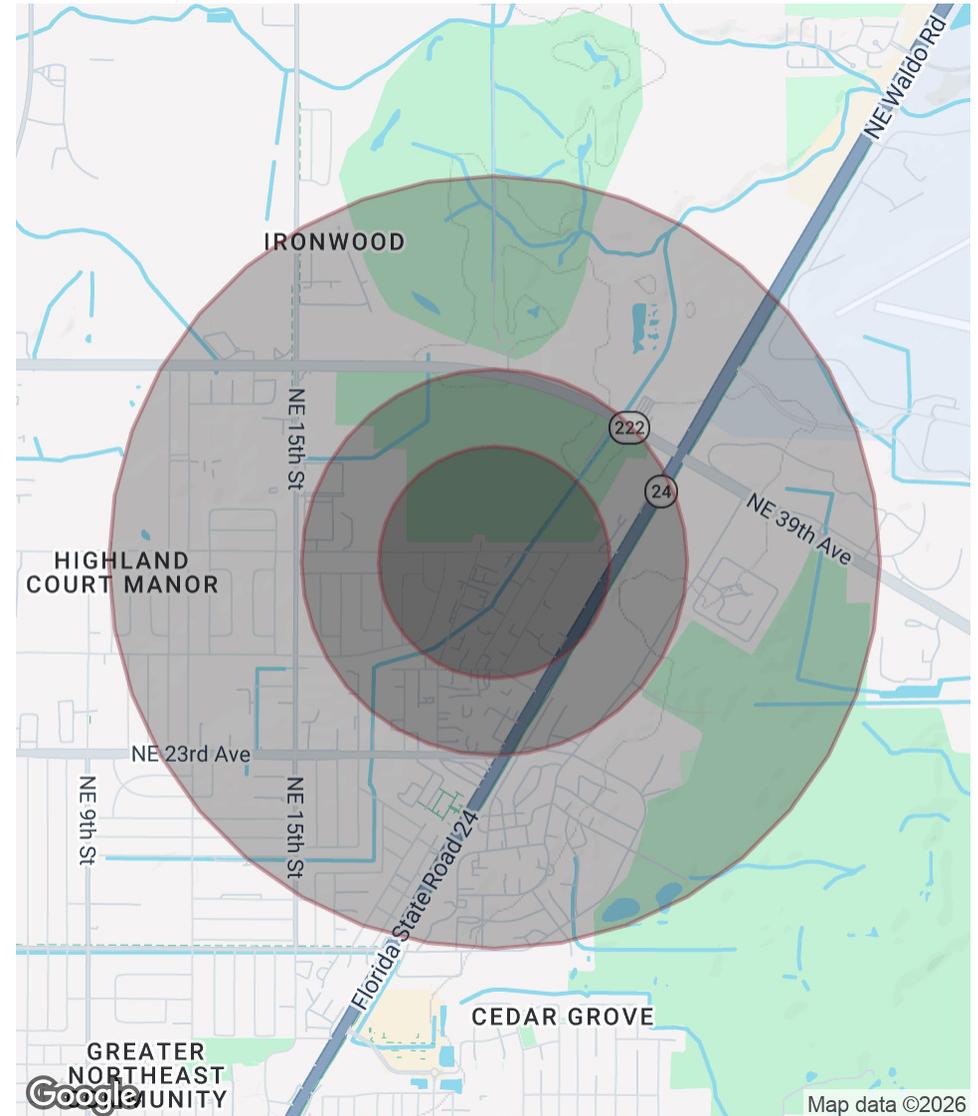
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	324	995	4,625
Average Age	34	35	38
Average Age (Male)	30	33	36
Average Age (Female)	36	37	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	333	1,646
# of Persons per HH	2.8	3	2.8
Average HH Income	\$57,247	\$54,668	\$62,593
Average House Value	\$645,547	\$549,822	\$317,686

Demographics data derived from AlphaMap



### FOR MORE INFORMATION:



**Eric Ligman**  
 Director  
 352.256.2112  
 Ericligman@bosshardtrealty.com



**BOSSHARDT**  
 REALTY SERVICES  
 COMMERCIAL & LAND DIVISION

# INDUSTRIAL OFFICE/WAREHOUSE SPACE

1995 NE 31st Ave | Gainesville, FL 32609



## ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

## PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

## MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

Ericligman@bosshardtrealty.com

