

For Lease

7,500± SF to 50,000± SF Available

5901 NE Waldo Road
Gainesville, FL 32609



Colliers

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

Dan Drotos

Senior Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux

Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

5901 NE Waldo Road

The Warehouse located on NE Waldo Road adjacent to the Gainesville Regional Airport is advantageous for a business with high demand on distribution and transit.

Property Details

The property lies along State Road 24, a major east-west corridor providing access from Waldo to the Gulf of Mexico. Suite 10, 20 and 30 are available for lease - - **square footage range is 7,500± SF to 50,000± SF.**

Suite 10

- 20,000 SF
- 1,451± SF Office space (lobby, offices, conference room)
- 4 Truck-high bays
- 2 Ground-level bays with ramp access

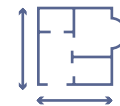
Suite 20

- 15,000 SF Warehouse with restroom
- 10'X10' Bay
- Ramped front and rear pedestrian doors
- 7,500 SF with chain link separation (can be removed)
- New LED lighting
- Direct access to rear fenced parking area

Suite 30

- 15,000 SF Warehouse space
- 10'X10' Bay
- New LED lighting
- Direct access to rear fenced parking area

Existing Warehouse



100,000 SF
Building Size



9.0 Acres
Land Area



16,200±
Traffic Count



2022
Renovated



1974
Year Built



I-1
Zoning



Ample
Parking



07872-003-001
Tax Parcel



17'
Ceiling Height

Warehouse

NW Waldo Rd (State Rd 24)



Fenced Rear Parking Area

Restroom

Grade Level Bays

10'X10'
Roll Up
Doors

RAMP

Suite 10

Suite 20

Suite 30

Access to
Rear Parking

Truck High
Bays

1,451 ± SF
Office Space

Front Parking Area

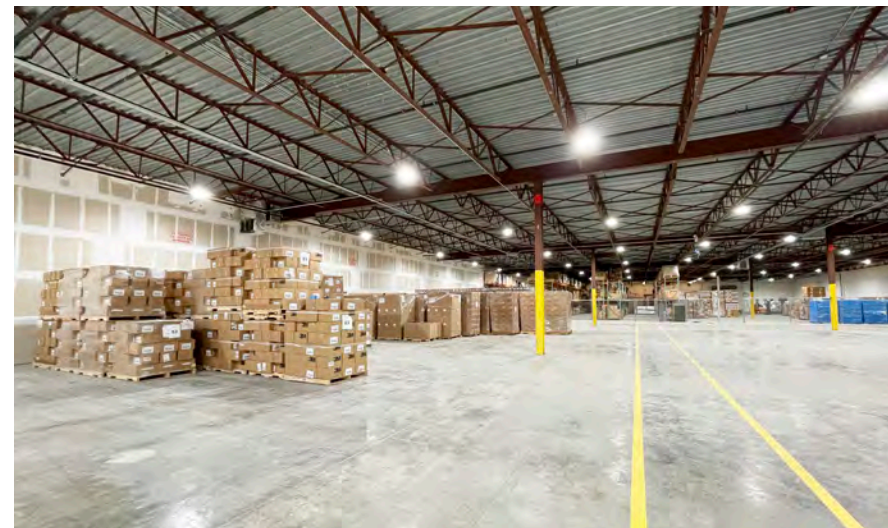
Availability:
7,500± - 50,000± SF

Lease Rate:
\$9.50/SF NNN

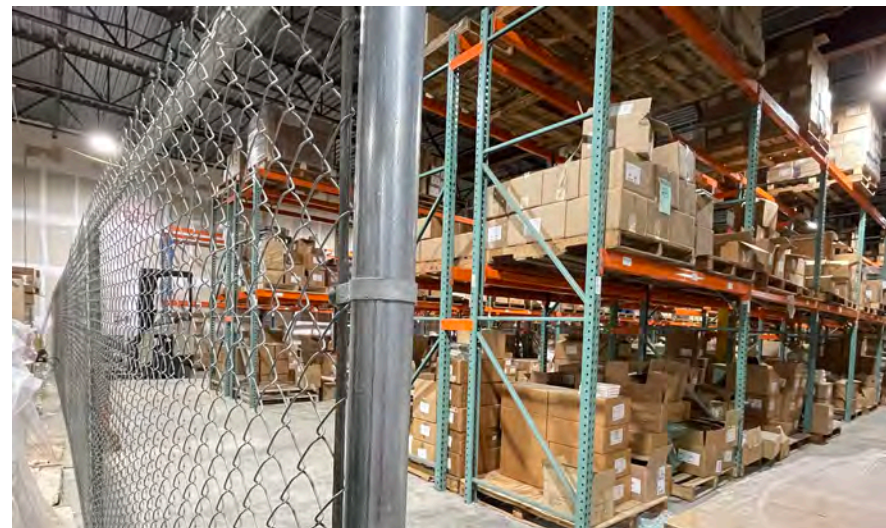
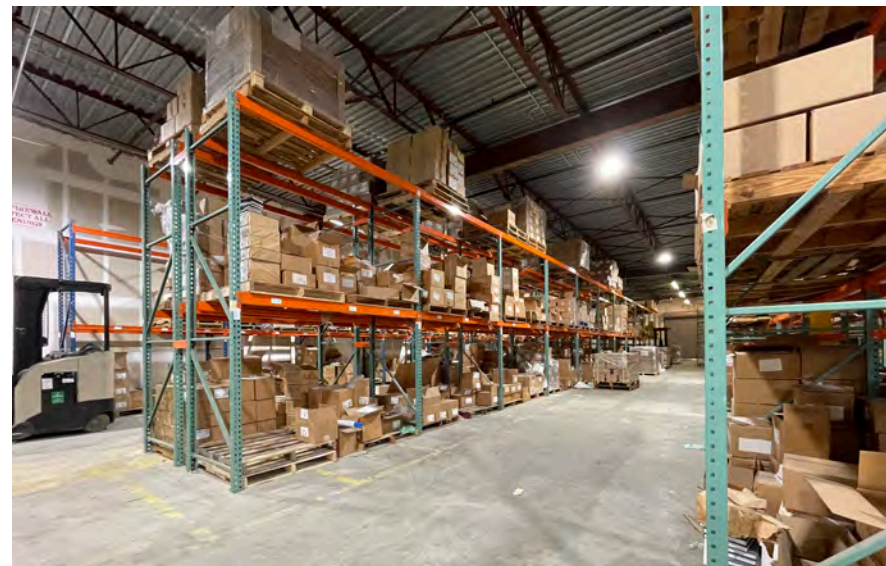
Pass Thrus:
\$2.54/SF

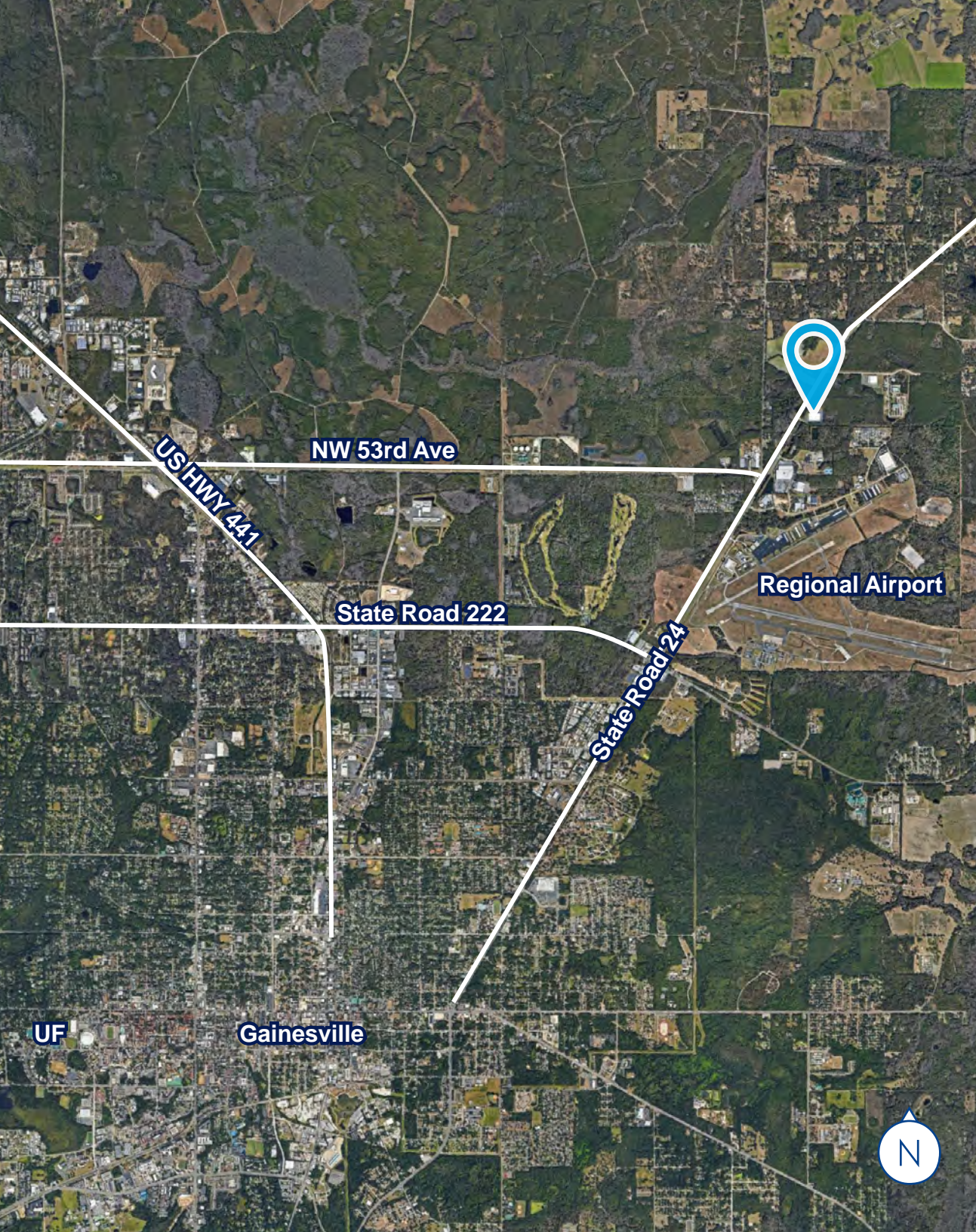
NE Waldo Road/State Road 24

Property Photos



Property Photos





Demand Generators



On State Road 24 |
Connection to Gulf of Mexico



Interstate 75 | **10 miles**



Roll-up doors |
Ceiling height - 17'



Regional Airport | **2 miles**

Area Demographics

5 mi. radius | Source: ESRI



Current Population | 2024
36,831



Projected Population | 2029
36,445



Avg. Household Income | 2024
\$67,481



Proj. Avg. Household Income | 2029
\$82,434

Area Overview

Gainesville is centrally located midway between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89F degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text is a horizontal bar with a rainbow gradient.

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