

The Colliers logo, featuring the word "Colliers" in a serif font, with a horizontal bar below it consisting of three colored segments: blue, yellow, and red.

For Sale
Flex/Office Building with Conditioned Warehouse

3715 NW 97th Blvd | Gainesville, FL 32606

7,500± SF | 0.73± Acre | \$1,600,000



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104 SW 6th Street
Gainesville, FL 32601
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Property Details

Looking for a rare opportunity to own a flex/office building with warehouse space in Gainesville? This is it.

This 7,500± SF Industrial/Flex/Office property sits on a 0.73-acre lot and offers a versatile layout with 5,850± SF of professional office space and 1,650± SF of fully conditioned warehouse. Conveniently located on NW 97th Blvd., the property offers seamless access to I-75 and is just 0.1 mile from NW 39th Avenue, one of Gainesville's main east-west arteries. Zoned BW (Wholesale & Warehousing), the building is ideal for businesses with industrial or professional service needs.

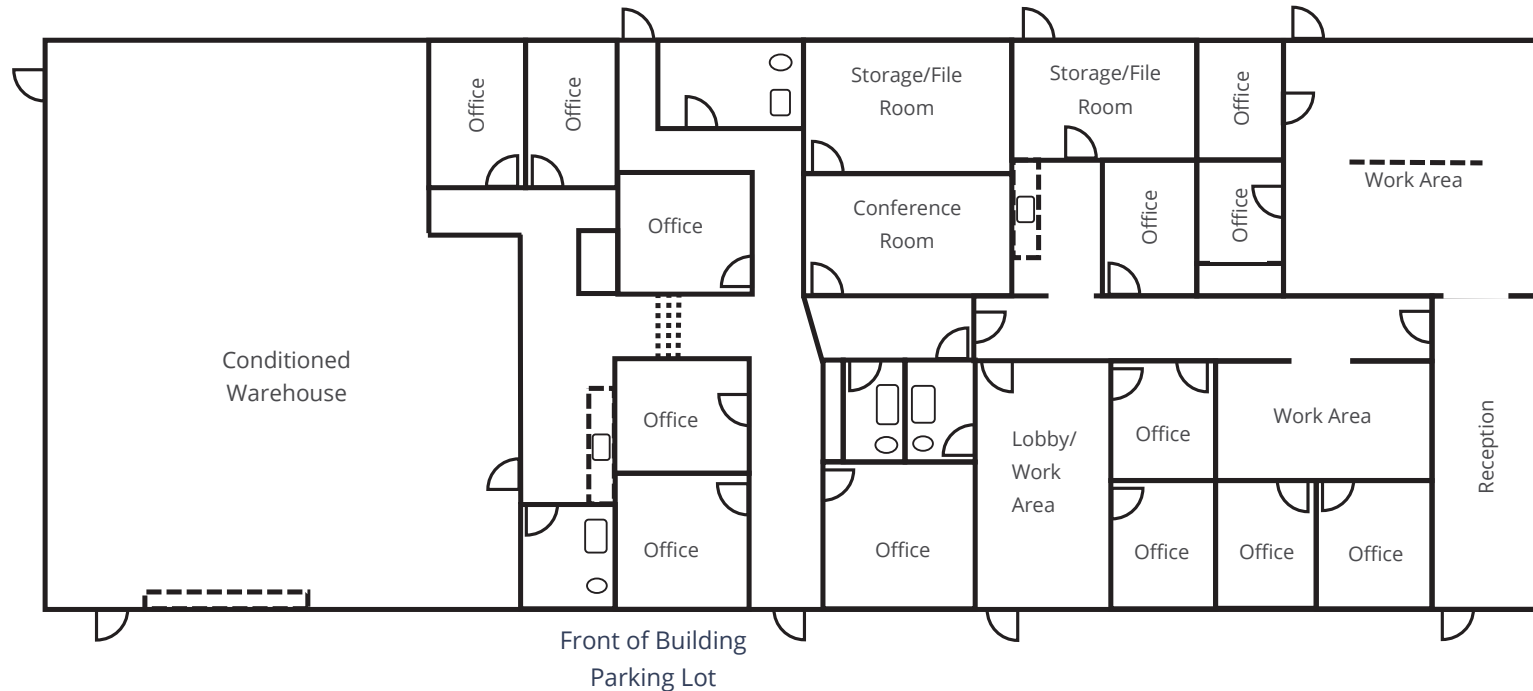
The building is in excellent condition, featuring crisp white exterior walls, a blue metal roof, and a newly pressure-washed concrete parking area. Ample on-site parking provides added convenience for employees and visitors.

Property Highlights

- Convenient location with direct access to I-75
- Conditioned warehouse space with garage door and pedestrian doors
- Four ADA restrooms, including one with a shower
- 0.1 mile to NW 39th Avenue
- 0.3 miles to I-75
- Located in an industrial park in the SW quadrant of I-75 & NW 39th Ave
- Ample parking for staff and clients
- Building can be divided into multiple suites
- Zoned BW (Wholesale & Warehousing)



Floor Plan



SUITE A | Office Space

Well-maintained and light-filled, Suite A is perfect for professional services or administrative operations.

Features include:

- Reception area near parking
- Five private offices
- Two large open work areas
- Conference room
- Breakroom
- Two oversized secure storage/file rooms
- One restroom
- Flooring: Commercial carpet & luxury vinyl plank

SUITE B | Office Space with Conditioned Warehouse

Suite B combines private office space with a fully conditioned warehouse area—perfect for operations that require both front and back-of-house functionality.

Features include:

- Six private offices
- Break area with kitchenette and white cabinetry
- Two ADA restrooms (one with shower)
- Mechanical and storage closets
- 1,650± SF conditioned warehouse with garage and pedestrian access
- Flooring: Vinyl plank (common areas), carpet (offices), concrete (warehouse)

SUITE C | Flexible Add-On or Standalone Space

This smaller suite can stand alone or be easily combined with Suite A.

Features include:

- Lobby/work area
- Two private offices
- One restroom

Photo Gallery

Suite A

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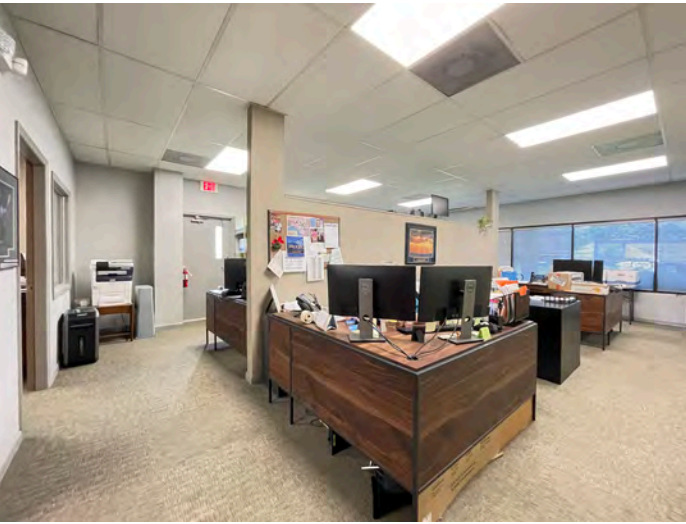
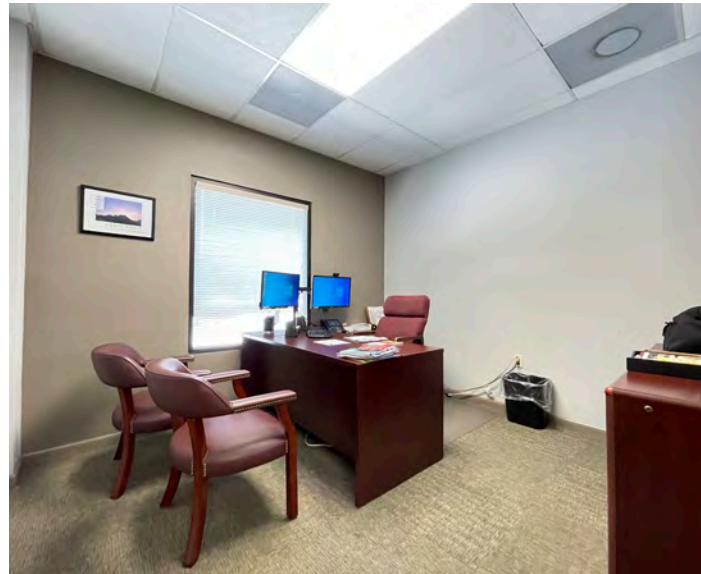


Photo Gallery

Suite B



Photo Gallery

Suite C

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Aerial View





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Contact Us

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Area Demographics

Source: ESRI Business Analyst, 2024



**Population
(2024)**



**Population
Projection (2029)**



**Average Household
Income (2024)**



**Projected Average
Household Income (2029)**

	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	2,479	2,562	\$101,748	\$125,035
3 Mile	27,964	28,838	\$124,191	\$147,704
5 Mile	86,471	88,558	\$116,964	\$138,644

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