

For Lease | Flex Warehouse Units for Lease

Lease Rate: \$11.00/SF Gross

3709 SW 42nd Avenue
Gainesville, FL 32608

Colliers



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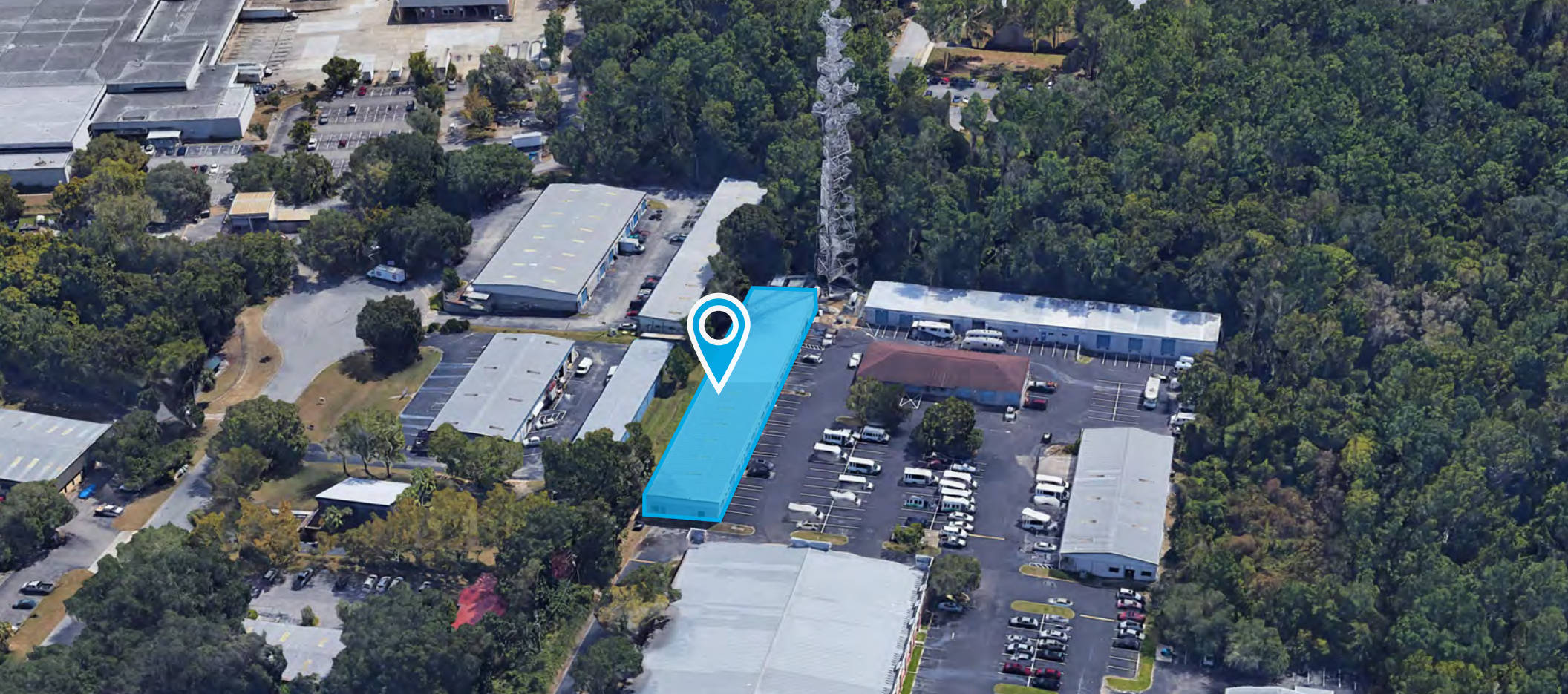
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104 SW 6th Street
Gainesville, FL 32601
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Property Description

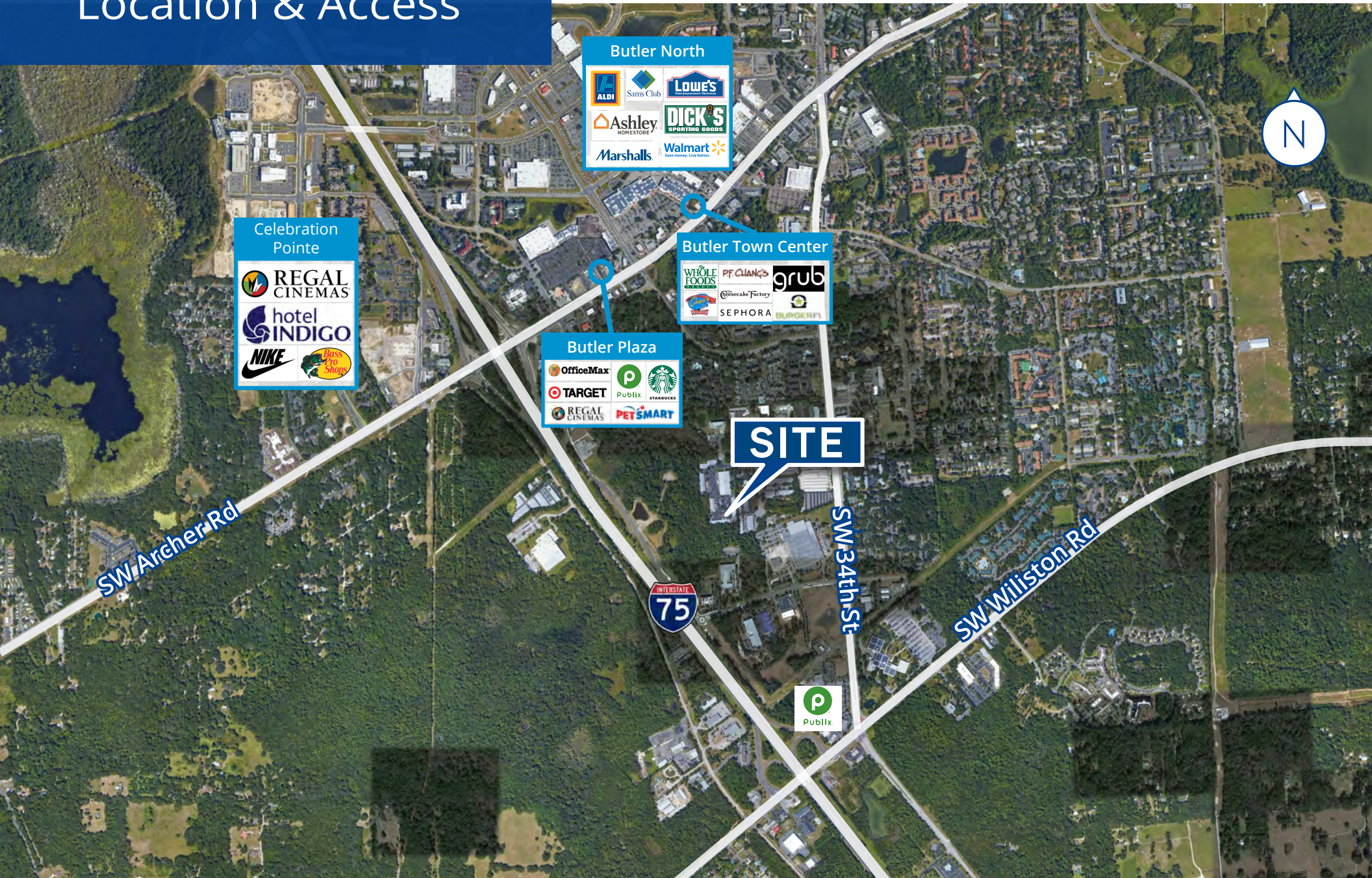
Incredible opportunity to lease flex warehouse space in Gainesville, Florida. Each unit has concrete floors and restroom, plus a commercial roll up door as well as a pedestrian door for easy access.

The building sits on 0.34± acres in the Alley Katz Park located off SW 34th Street. Situated near the I-75/Williston Road intersection, this location has easy access to Waldo, Starke, Jacksonville, Ocala and surrounding areas.

Property Highlights

- Superb SW Gainesville location
- All suites have commercial roll-up doors
- All suites have a restroom
- All suites have a pedestrian door
- Garbage and water included
- Ceiling heights: 14'
- Ample parking
- Easy access to I-75

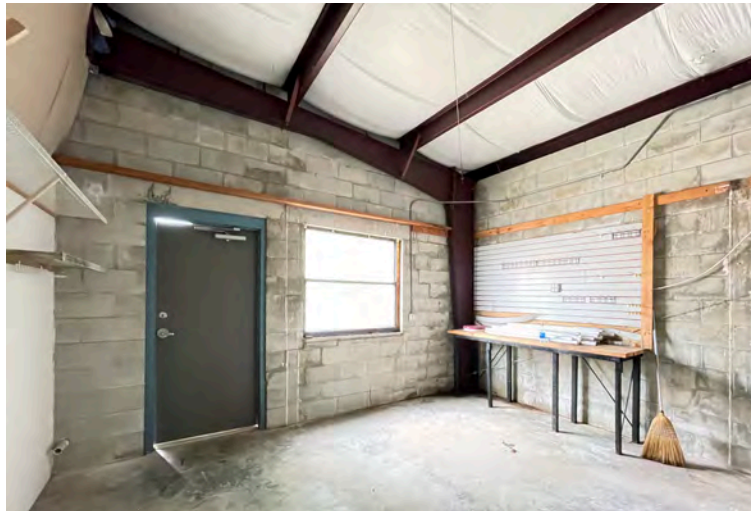
Location & Access





#	Availability	SF
1	Leased	-
2	Leased	-
3	Leased	-
4	Leased	-
5	Leased	-
6	Leased	-

#	Availability	SF
7	Leased	-
8	Leased	-
9	Available	1,135±
10	Leased	-
11	Leased	-
12	Leased	-
13A	Leased	-



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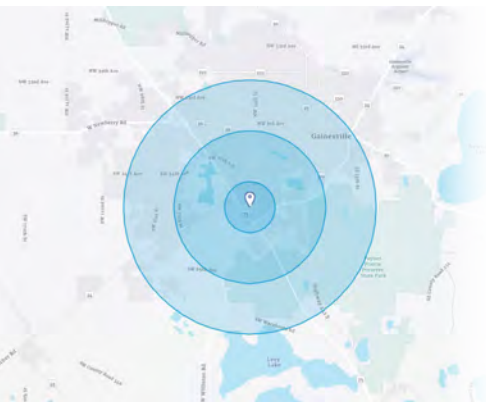
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Area Demographics

Source: Esri Business Analyst 2024



Radius

1 Mile
 3 Mile
 5 Mile



Population

16,270
 68,736
 149,053



Daytime Population

16,254
 99,957
 183,275



Households

6,898
 27,421
 60,418



Average HH Income

\$47,145
 \$62,108
 \$82,539

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