

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

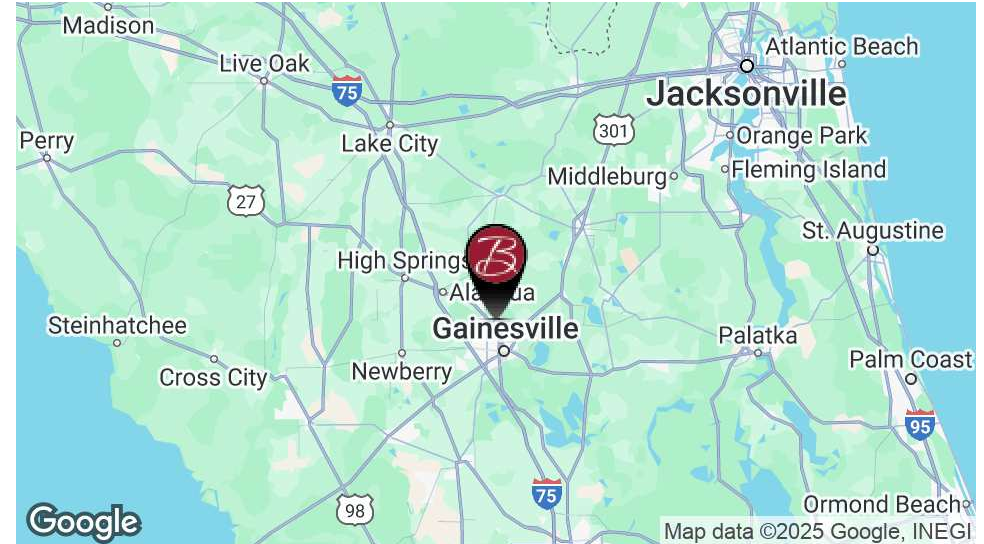
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

EXECUTIVE SUMMARY

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



OFFERING SUMMARY

Sale Price:	\$1,950,000
total SF	19,500
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	6,000-19,500 SF
Lot Size	2.36 Acres
Year Built:	2001
Zoning:	I1
Number of Buildings	3

PROPERTY OVERVIEW

Primely located in the Northwest Industrial Park with convenient access to Hwy 441 & NW 34th Blvd. With four 12 foot roll-up doors and truck access, this property is an excellent opportunity for any light manufacturing and distribution. The 19,500 square feet is divided into 3 buildings with both office and warehouse space fully air-conditioned in each building. Building sizes range from 6,000-7,500 SF. This property was a former technology lab and manufacturing facility,

PROPERTY HIGHLIGHTS

- Building 1906- Leased till 3-01-27 (contact listing agent for details)
- Building 1908-1910 (one building) and 1912 are vacant
- Rare Office/Warehouse Space
- 3-Phase Power- Front Right building 600+ amps plus separate power for HVAC. Two Transformers installed for buildings 1912 and 1908.

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

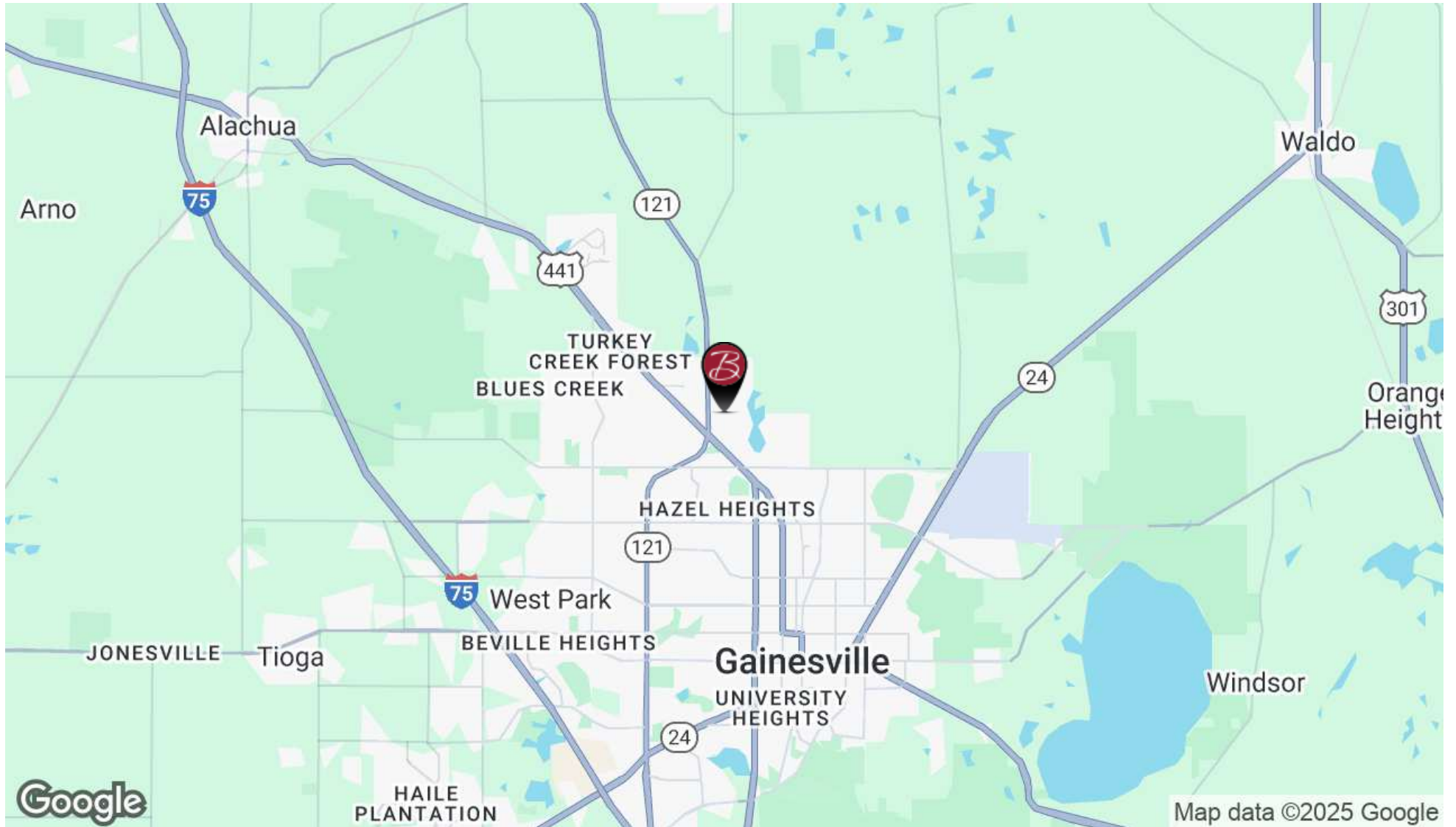
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

LOCATION MAP

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

AERIAL MAP

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

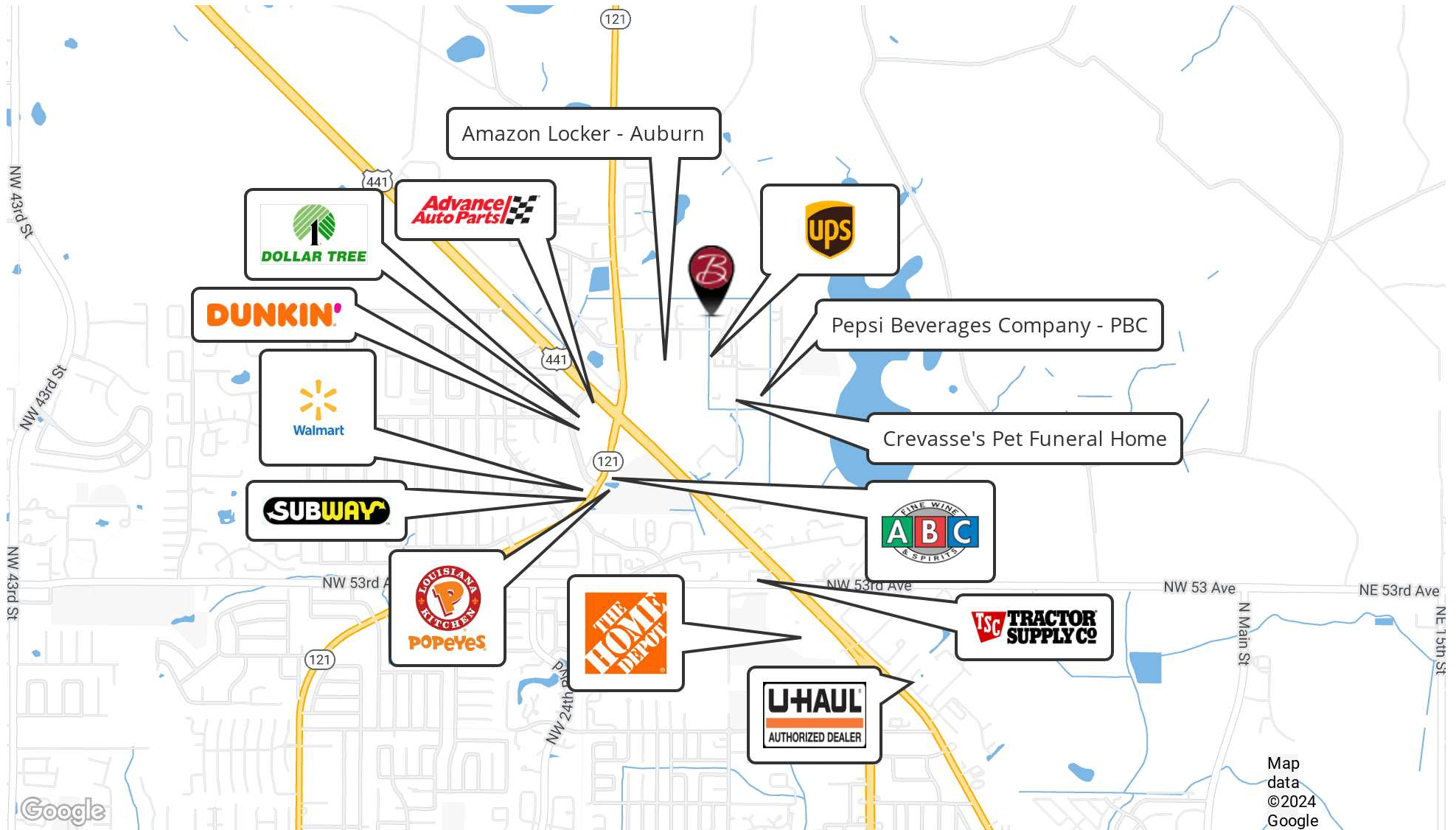
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

RETAILER MAP

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

INTERIOR PHOTOS

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

EXTERIOR PHOTOS

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com

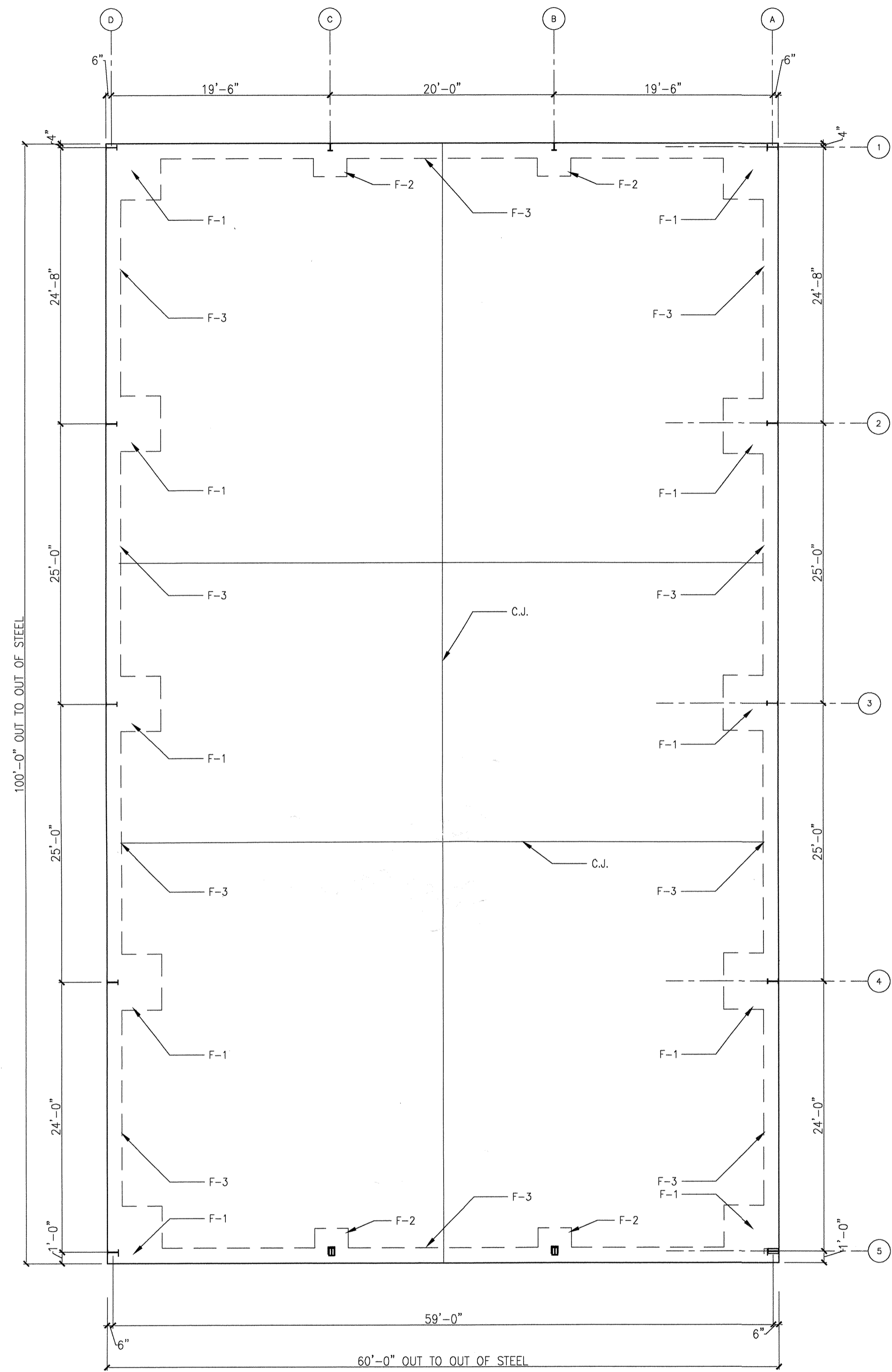


BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

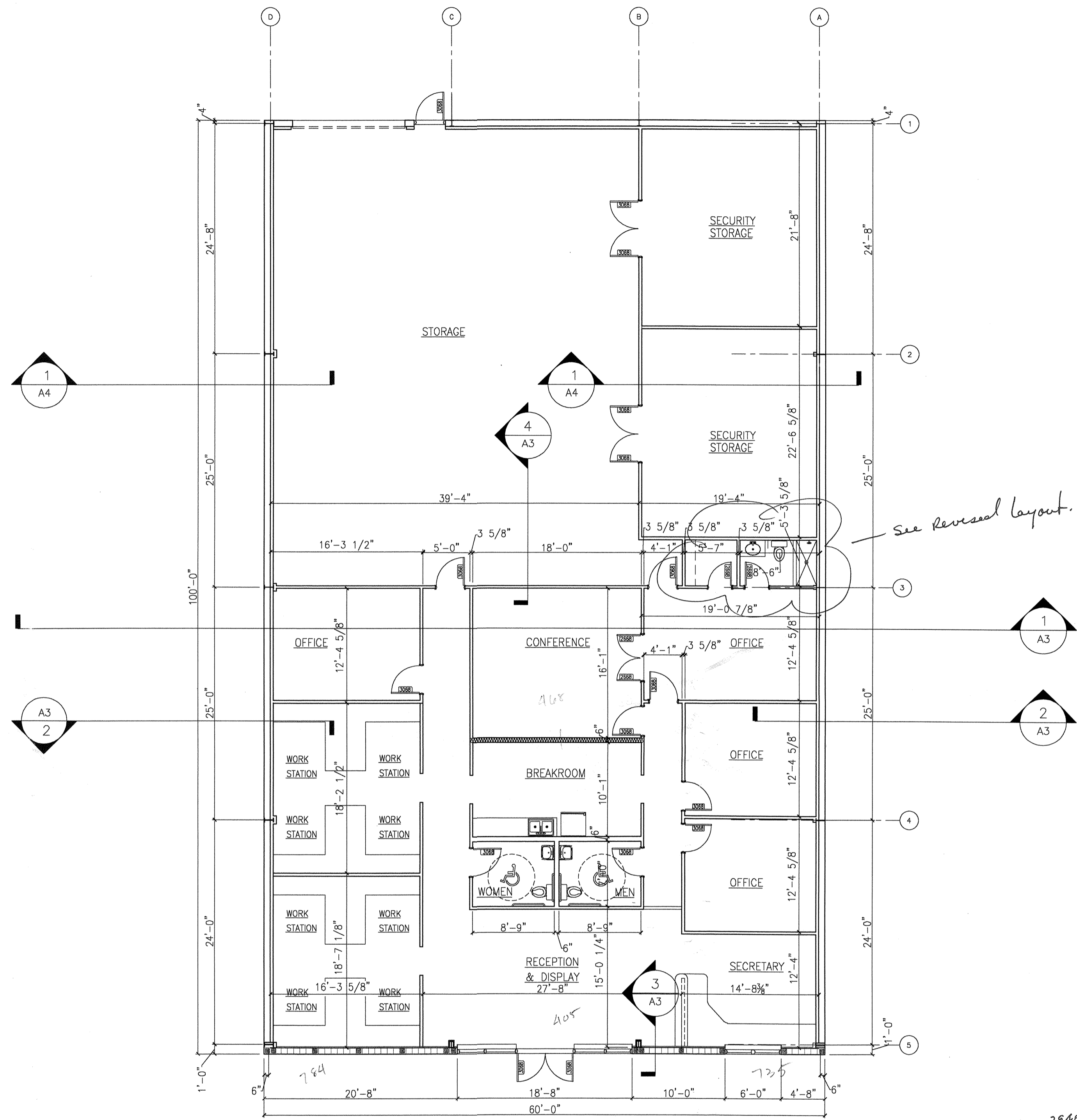
The Architect hereby expressly reserves the common law copyright and other property rights in these drawings. The drawings shall not be reproduced without the written permission and consent of the Architect. Nor are they to be assigned to any party without first obtaining written permission and consent.



1/8" = 1'-0" **1** FOUNDATION PLAN
PLAN NORTH

FOOTING SCHEDULE

- F-1) 5' x 5' x 24" POURED CONC.
FTG. W/ (5) #5 RODS EA. WAY
- F-2) 3' x 3' x 18" POURED CONC.
FTG. W/ (3) #5 RODS EA. WAY
- F-3) 16" W x 18"D THICKENED SLAB
FTG. W/ (2) #5 RODS CONT.



1/8" = 1'-0" **2** FLOOR PLAN
PLAN NORTH

Building 1912

*file 2940 : no = 29.9
shxy 3000
additional female bathroom
required*

seal
LIC. No. AA0002469
3615 N.W. 13th Street
Gainesville, FL 32609
Phone (352) 372-6477
Fax (352) 338-4476

EUGENE RUSSELL DAVIS architect inc.

QUALITY COLLECTIBLES
BUILDING PLAN FOR
SOUTHERN EQUITY INVESTMENTS INC.
GAINESVILLE, FLORIDA

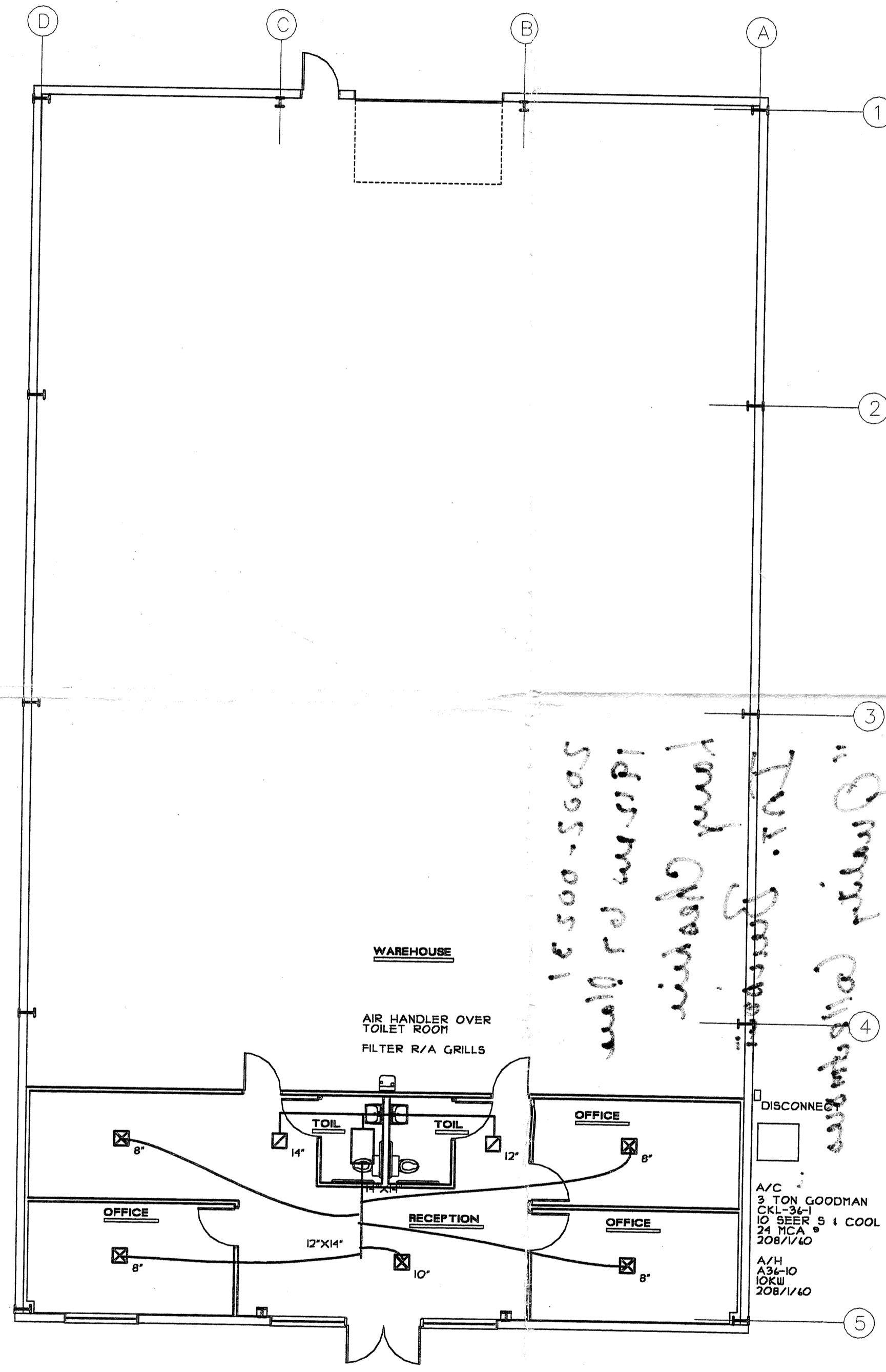
sheet title:
FOUNDATION & FLOOR PLANS
drawn: J.G.R.
checked: E.R.D.
date: 5-8-00

revisions:
6-2-00
7-25-00

project no.: 2013
file no.: -

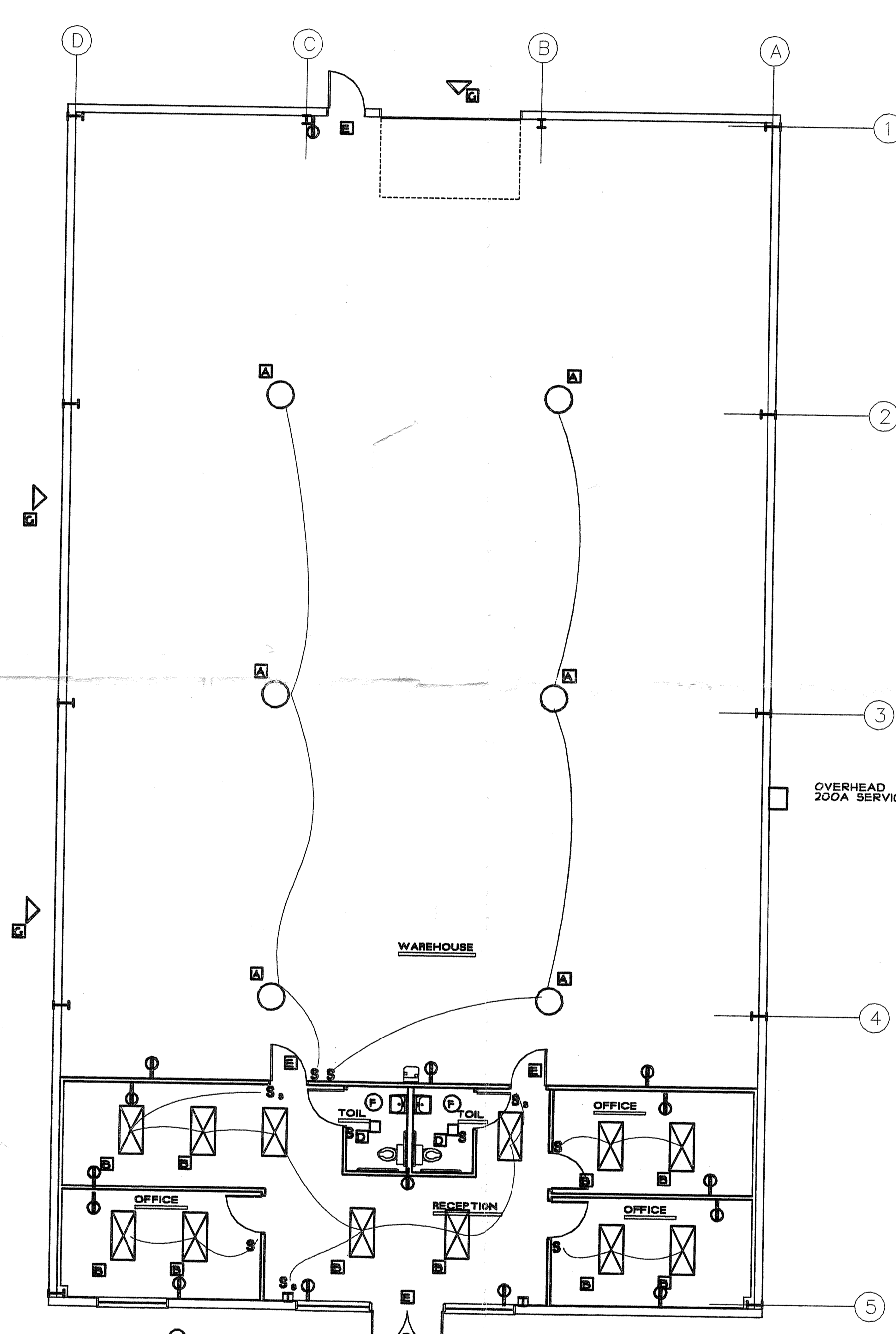
drawing no.:
A1
of

The drawings shall not be reproduced without the written permission and consent of the architect.



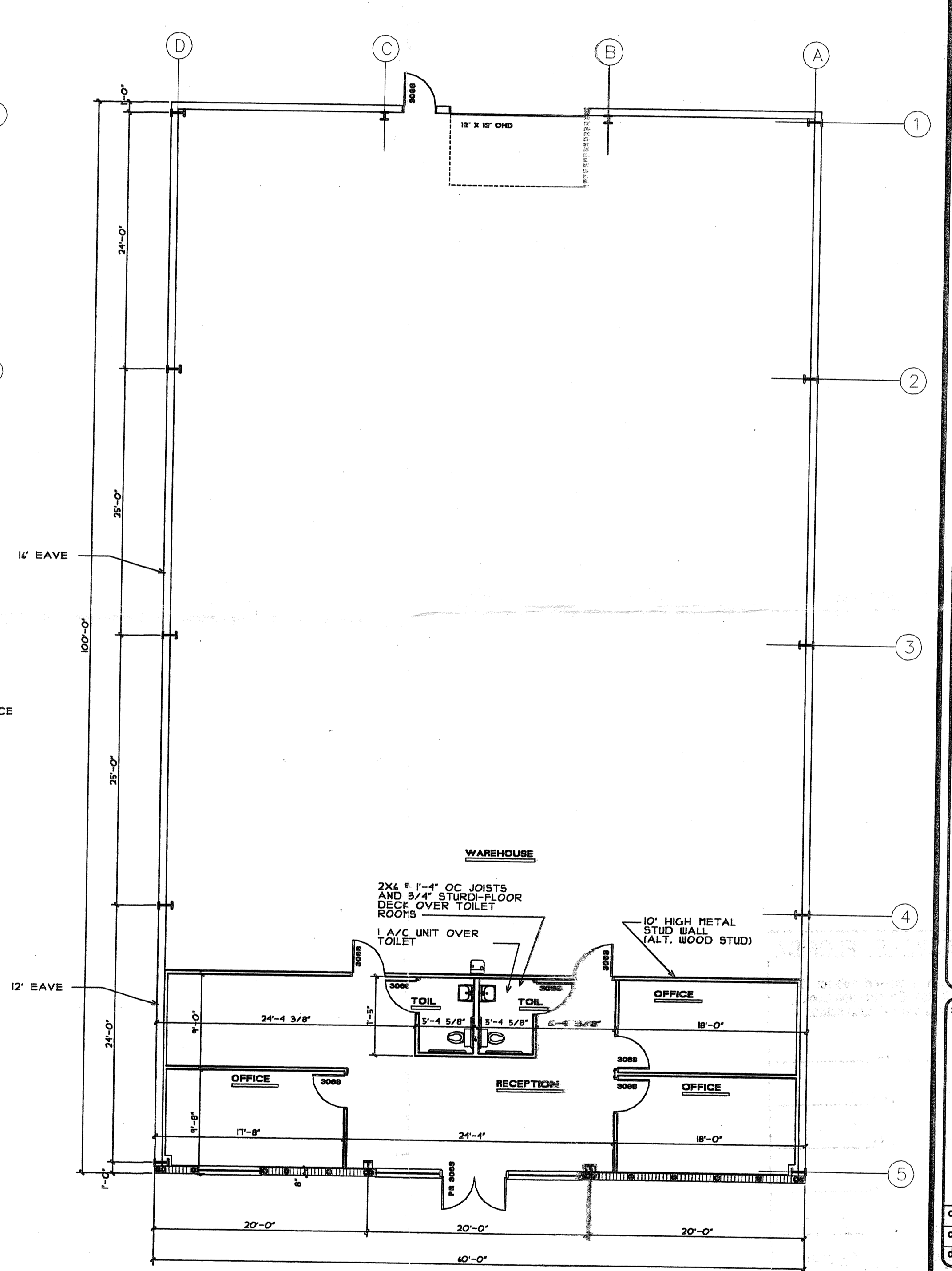
18,500-5000
add to memo
wind speed
1/2" x 1/2" x 1/2"
1/2" x 1/2" x 1/2"

SCALE 1/8" = 1'-0" 3 MECHANICAL PLAN



- A 400W M-HALIDE CEILING LIGHT
- B 2X4 RECESSED LAY IN CEILING FLOOR FIXTURE
- C 150W HPS CEILING LIGHT (PHOTOCELL)
- D CEILING 100W BATH LIGHT
- E EXIT SIGN LIGHT
- F TOILET ROOM CEILING MOUNT FAN, VENT TO OUTSIDE
- G 250W WALL PACK HPS FIXTURE

SCALE 1/8" = 1'-0" 2 ELECTRICAL FLOOR PLAN



SCALE 1/8" = 1'-0" 1 FLOOR PLAN

1906 Building

seal
LIC. No. AA0002469
3815 N.W. 13th Street
Gainesville, FL 32609
Phone (904) 372-6477
Fax (904) 338-4476

EUGENE RUSSELL DAVIS ARCHITECT INC.

QUALITY COLLECTIBLES
PHASE II
GAINESVILLE, FLORIDA

sheet title:

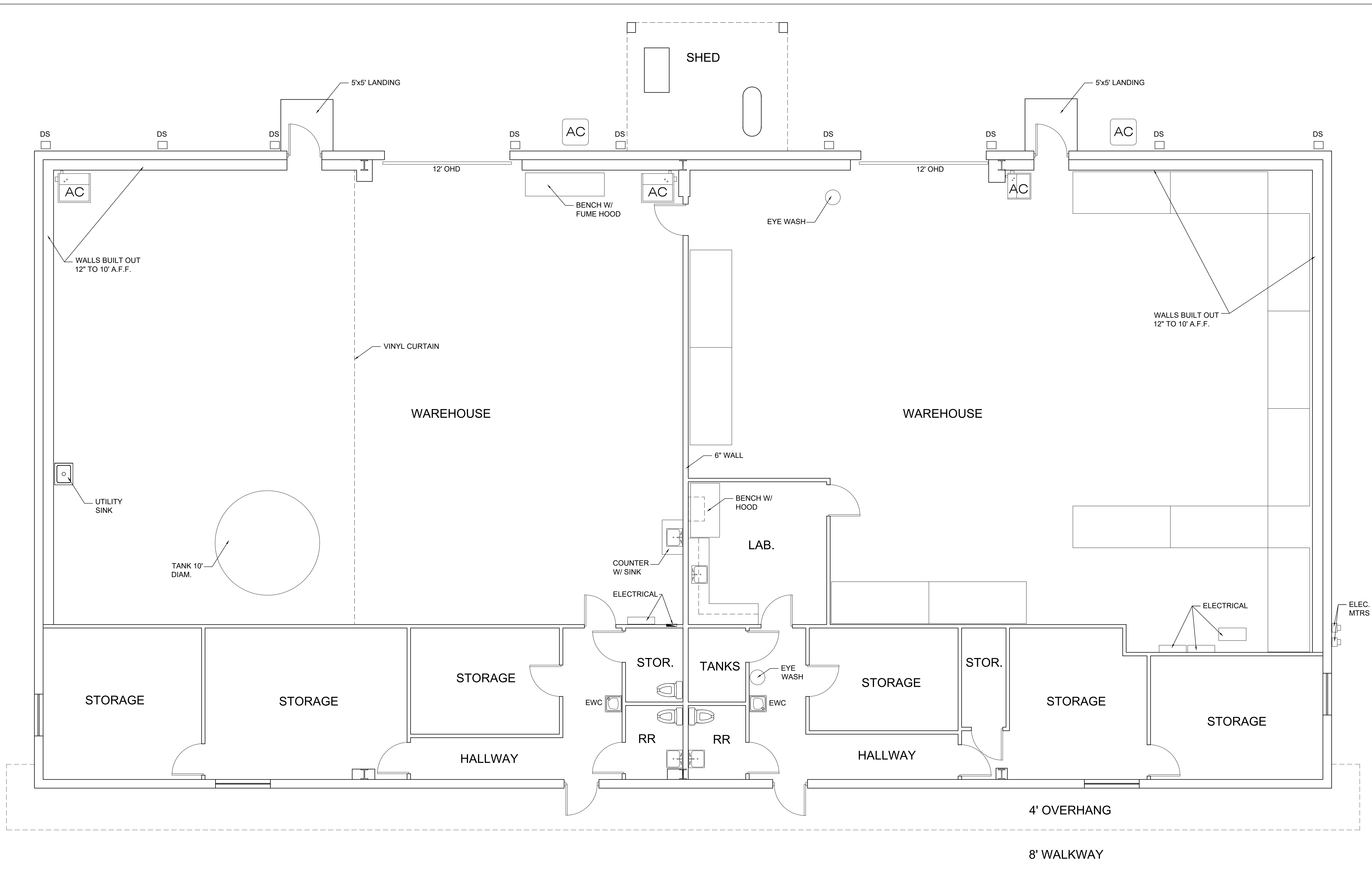
drawn: MBP
checked: ERD
date: JAN. 4, 2002

revisions:

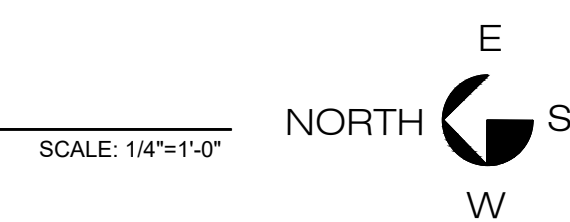
project no.:

drawing no.:

of



MEASURED PLAN
 AREA : 7574 S.F.



NOTE:
 CEILING HEIGHT 9'-0" EXCEPT
 WAREHOUSES 14'-0" AND MORE

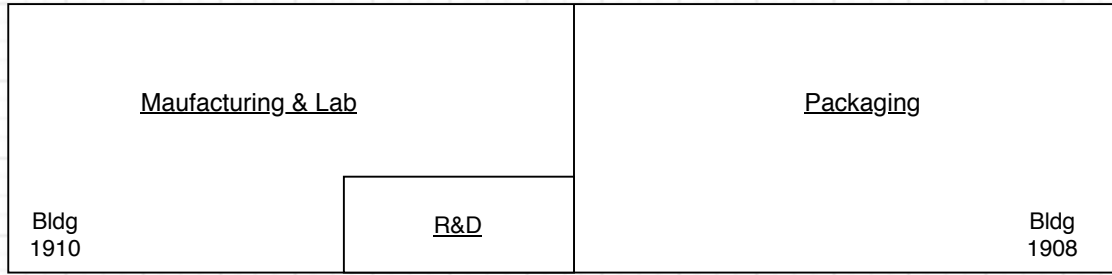
Building 1910

ENTEGRIS WAREHOUSE BUILDING
 1912 NW 67th PLACE
 Gainesville, Florida 32653
 Copyright Andrew Kaplan Architect 2020

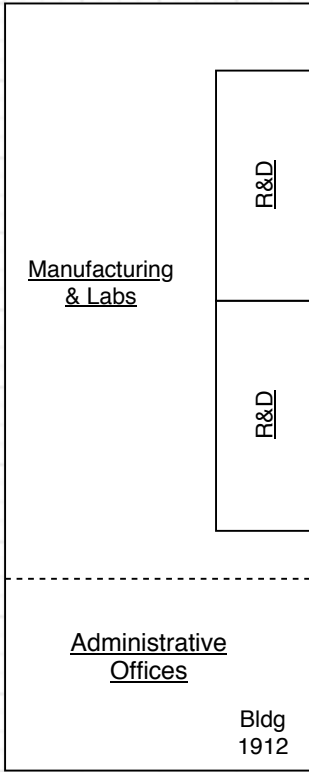
Architecture
 Planning
 Interiors
 Andrew Kaplan, architect
 Lic. No. AR0007873
 Ph: 352.373.2726 / E-mail: kaplanarchitect@gmail.com
 P.O. Box 13893, Gainesville, FL 32604

Project Number: 2020-47
 Date: 9-25-20
 Revisions:
 A1
 Sheet of 1

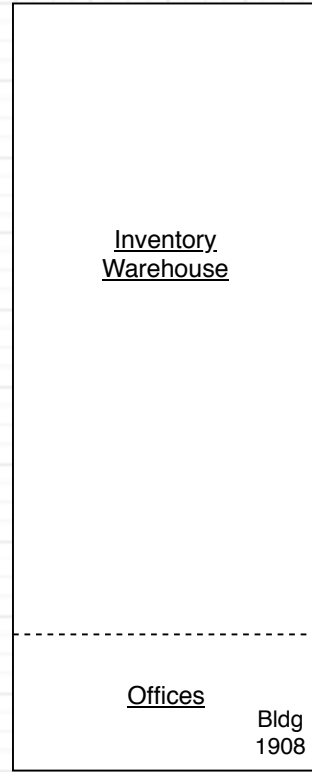
Sinmat Facility



Bldg Total: 7,500 sqft

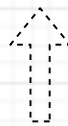


Bldg Total: 6,000 sqft



Bldg Total: 6,000 sqft

Lot Size: 3 Acres



Front Gate

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

DEMOGRAPHICS MAP & REPORT

1906, 1908, 1910, 1912 NW 67th Pl | Gainesville, FL 32653

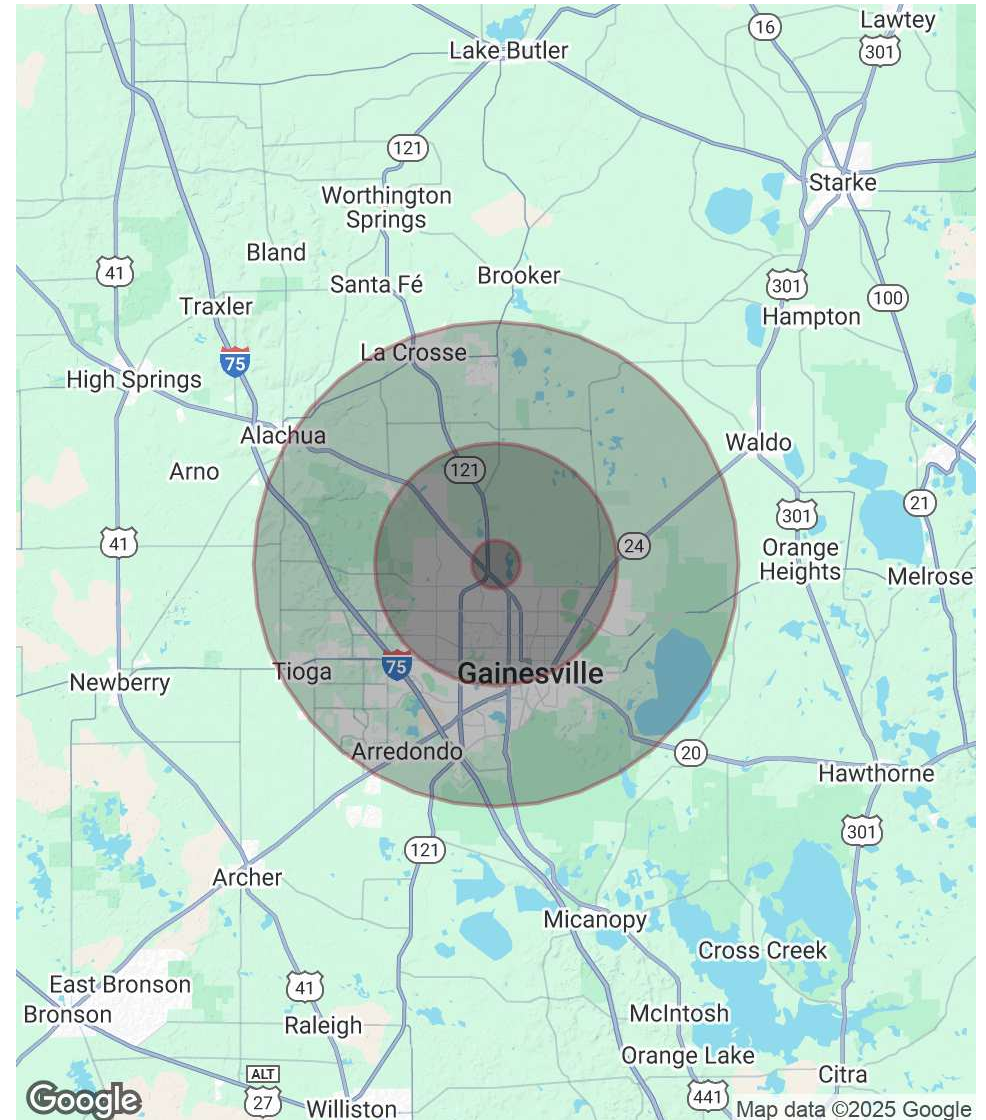
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,753	76,839	236,982
Average Age	39	41	37
Average Age (Male)	37	40	36
Average Age (Female)	40	42	37

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,200	33,459	96,315
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$75,727	\$102,021	\$91,238
Average House Value	\$198,742	\$303,209	\$301,878

Demographics data derived from AlphaMap



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

1906, 1908, 1910, 1 912 NW 67th Pl | Gainesville, FL 32653



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

