

LEASE

6621 NW 16TH ST
6621 NW 16th St Gainesville, FL 32653



PROPERTY DESCRIPTION

FOR LEASE - 8,100 SF insulated warehouse in the Northwest Business Park behind the Pepsi Cola distribution center. There is one dock high door, and one grade level overhead door. Large skylights provide tons of natural light to this wide open warehouse space. This building was built in 2008, has 900 SF of air conditioned office, 22-foot ceilings, and two restrooms. Rate is for a 5 year term.

PROPERTY HIGHLIGHTS

- Well-maintained building
- Desirable NW location
- Two personnel doors
- 14x12 bay doors - dock-high and grade-level
- Ample parking for tenants and visitors
- Flexible and customizable space options
- Close proximity to major transportation routes
- Natural light-filled interior spaces

OFFERING SUMMARY

| | |
|-----------------|-------------------|
| Lease Rate: | \$8.74 SF/yr (NN) |
| Available SF: | 8,100 SF |
| Pass Thru Rate: | \$1.29/SF |
| Lot Size: | 0.4 Acres |
| Building Size: | 8,100 SF |
| Zoning: | I1 |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 9 | 17 | 778 |
| Total Population | 23 | 44 | 1,764 |
| Average HH Income | \$73,074 | \$73,074 | \$73,041 |

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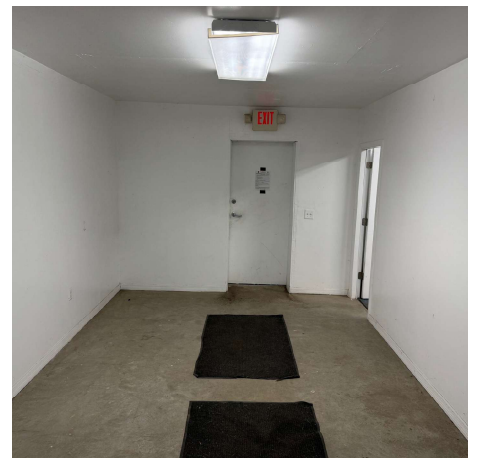
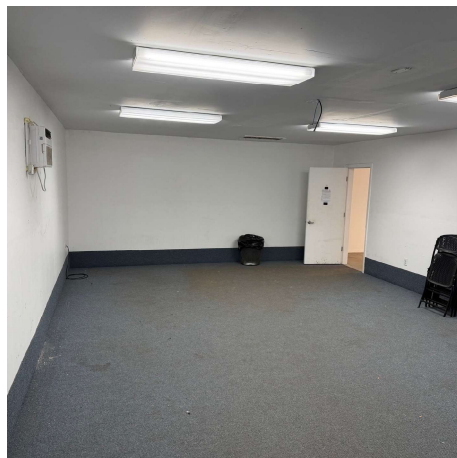
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

