

# NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

12705 NW US Hwy 441 | Alachua, FL 32615



FOR  
LEASE

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## FOR MORE INFORMATION:



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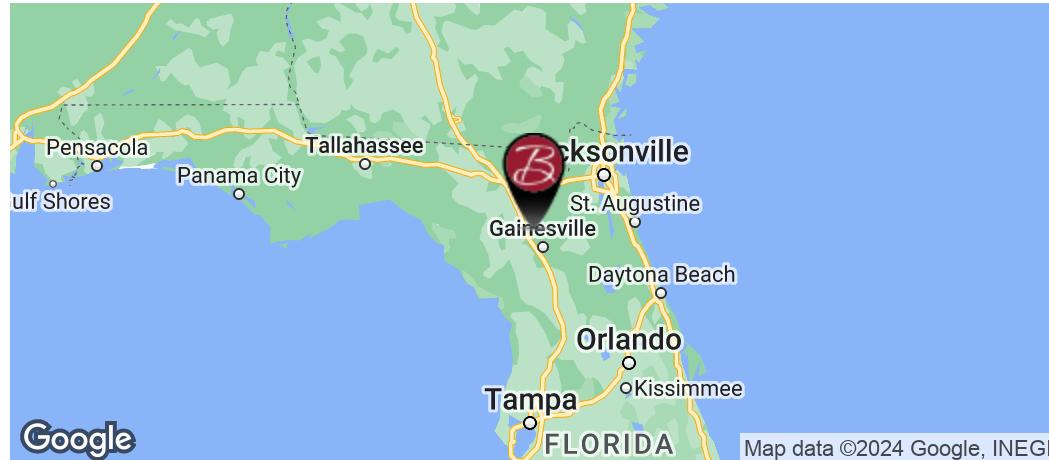


**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

## EXECUTIVE SUMMARY

12705 NW US Hwy 441 | Alachua, FL 32615



### OFFERING SUMMARY

Lease Rate:

Subject to Offer

Utilities

Natural Gas

Sewer

Lease Type

NNN

Building Size:

195,269 SF

Submarket:

Alachua/Gainesville

### PROPERTY OVERVIEW

Bosshardt Realty Services has been selected to exclusively offer for Lease this 195,269 SF industrial facility, located on Hwy 441, in North Central Florida. With high ceilings, dock high loading, natural gas, grade level roll-up doors, and three phase power, this facility is perfect for any large manufacturer needing a centralized location between Jacksonville, Tampa, and Orlando. The property sits near the University of Florida, I-75, and the City of Alachua and is just minutes from Gainesville.

### PROPERTY HIGHLIGHTS

- Substation with three-phase power- Up to 22 MegaWatts
- CSX railroad connectivity
- Ceiling clearance 16'-26'
- Docks and grade level doors
- Reinforced concrete flooring
- Sprinkled/wet

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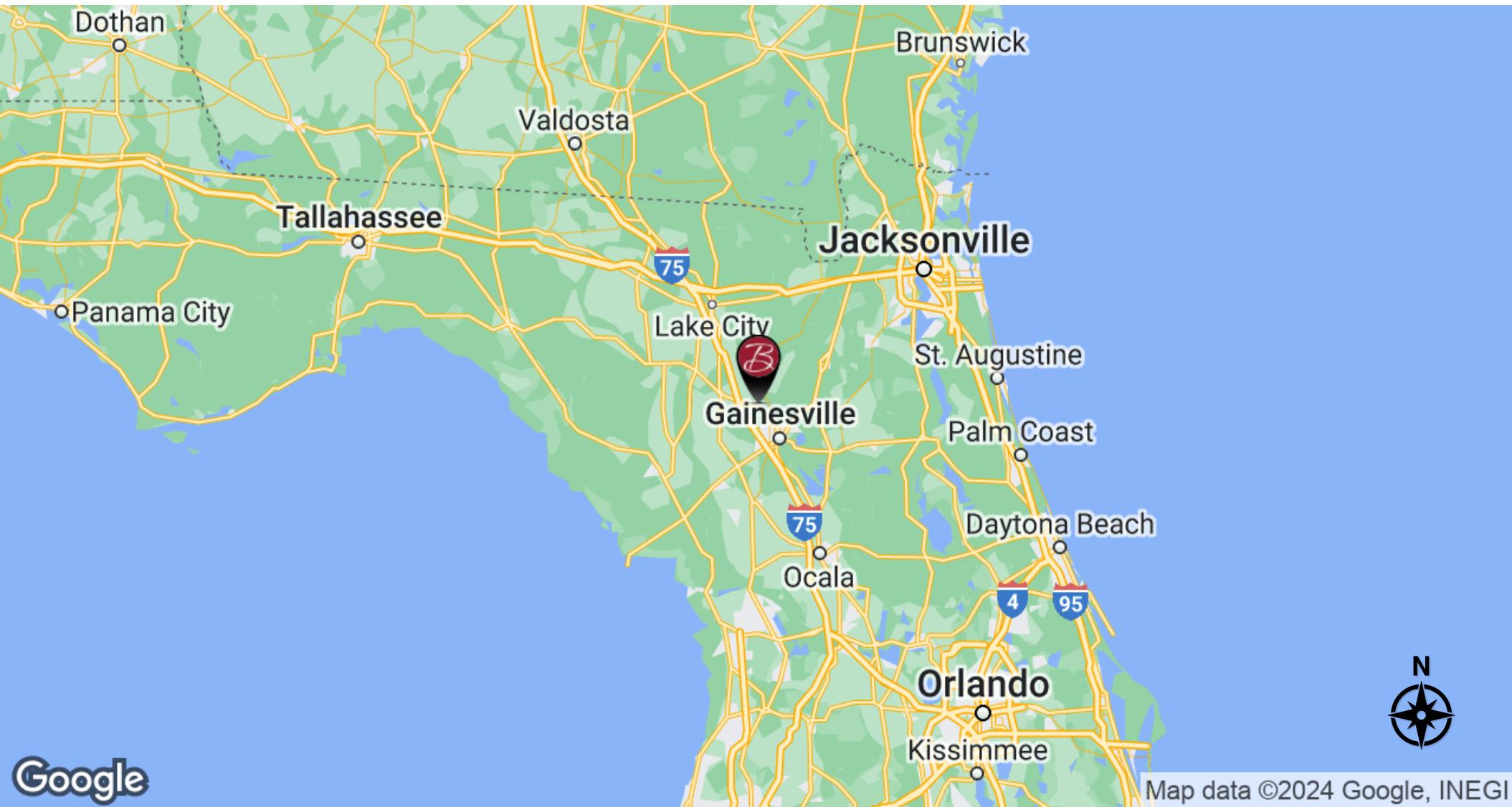


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## REGIONAL MAP

12705 NW US Hwy 441 | Alachua, FL 32615



Google

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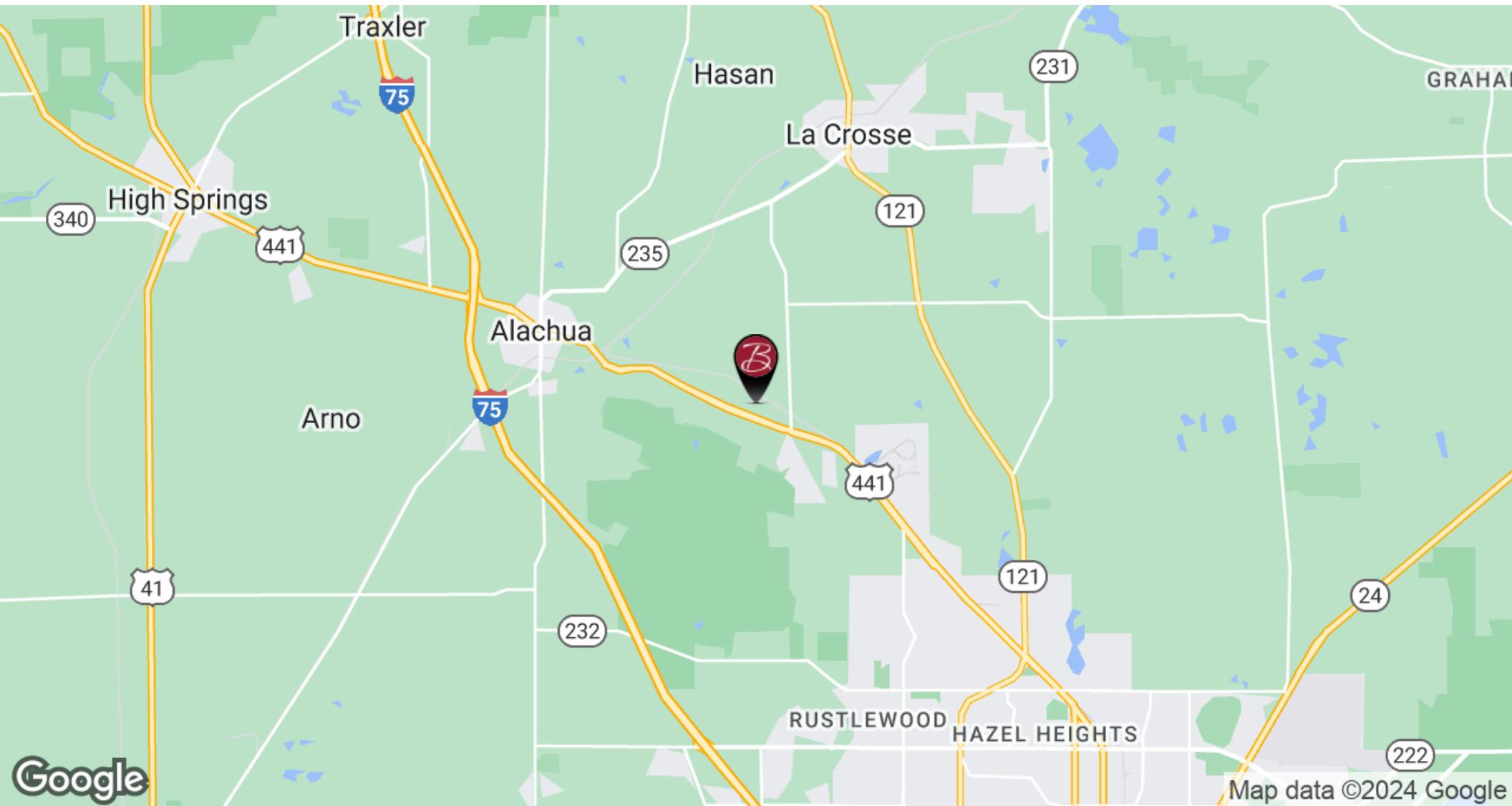


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## LOCATION MAPS

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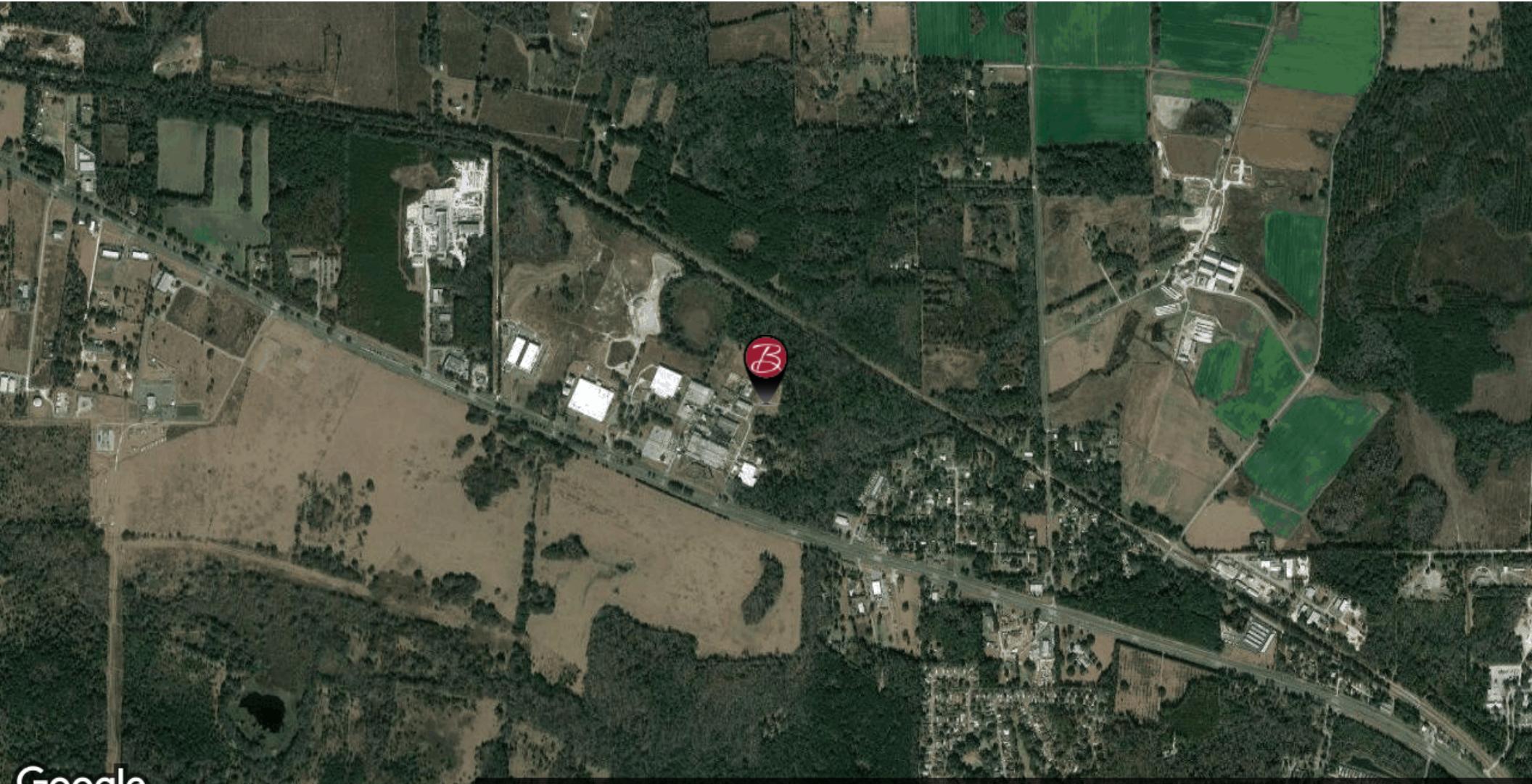


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## LOCATION MAPS

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LOCATION ON HWY 441

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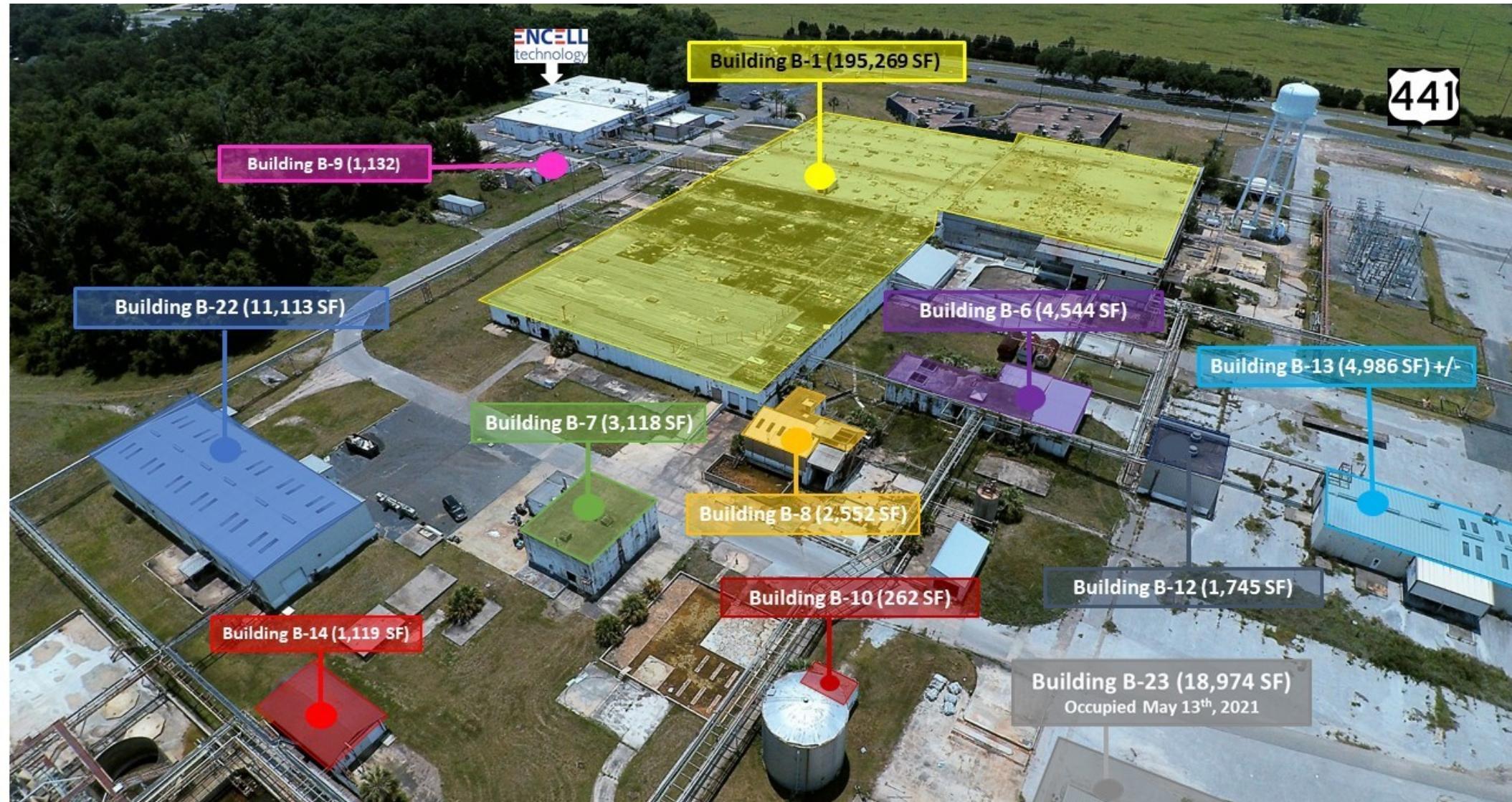


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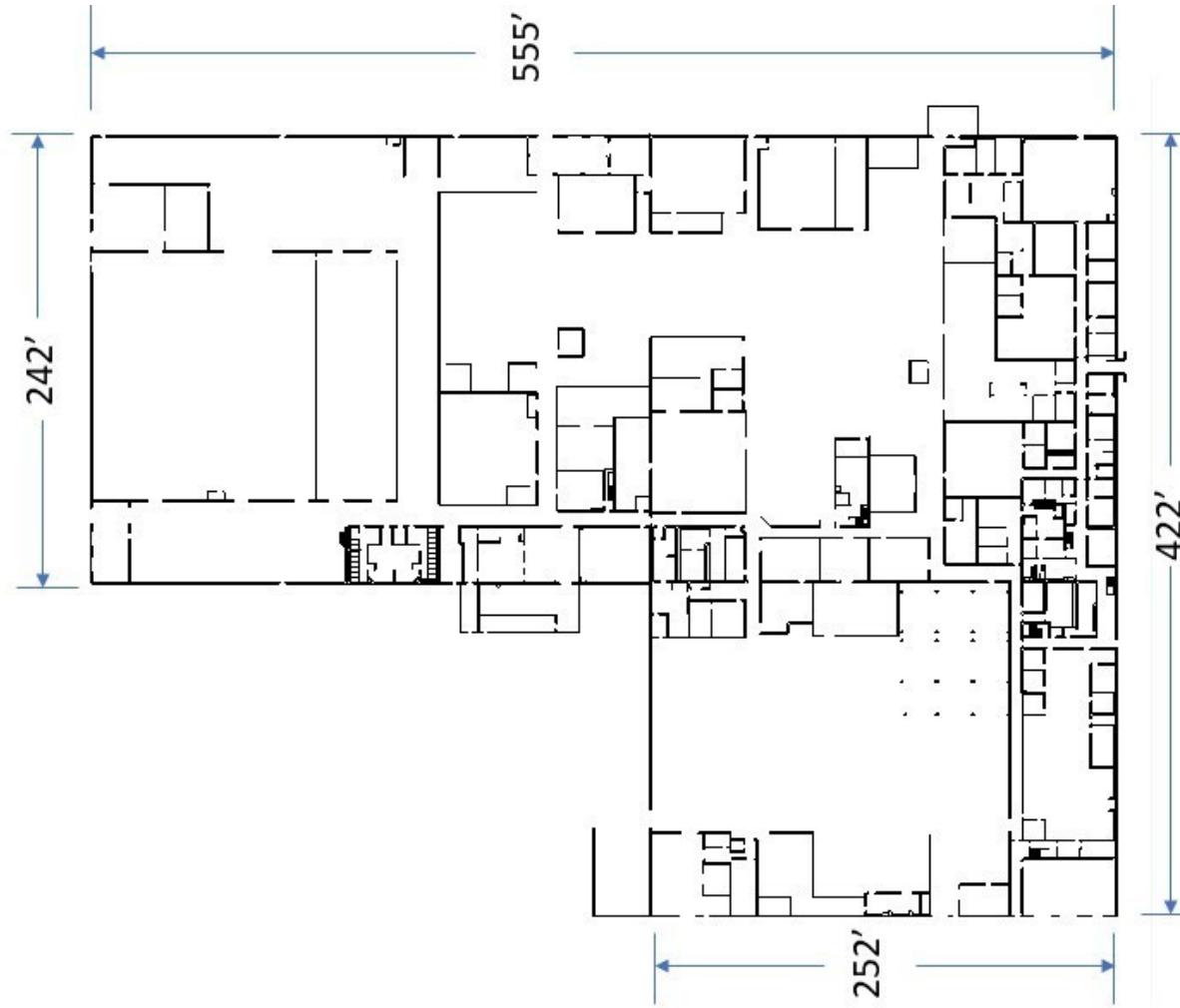
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## FLOOR PLANS

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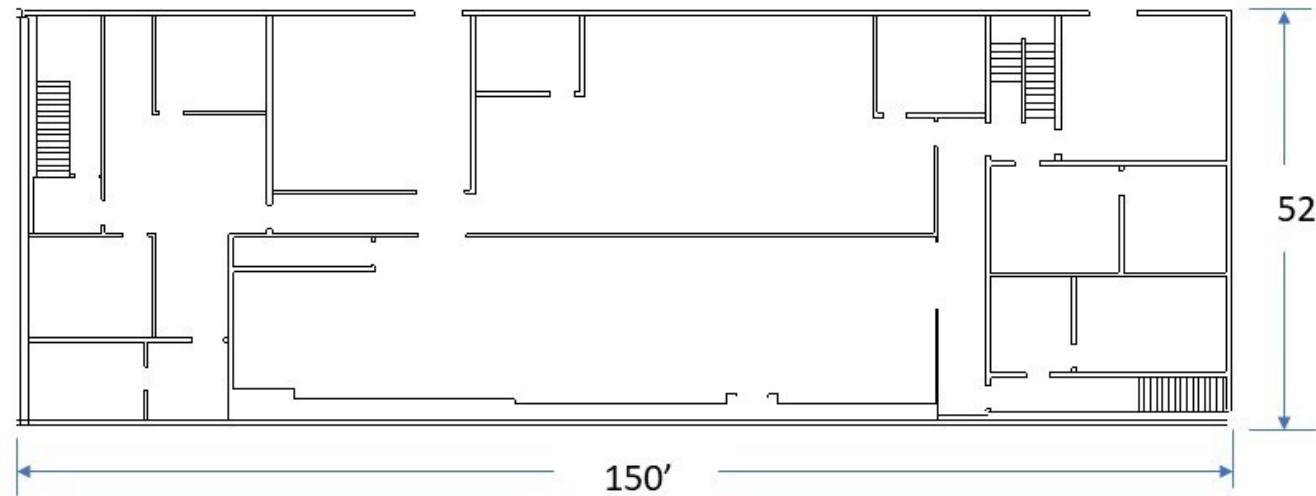
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FLOORPLAN

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## Second Floor Offices and Computer Room



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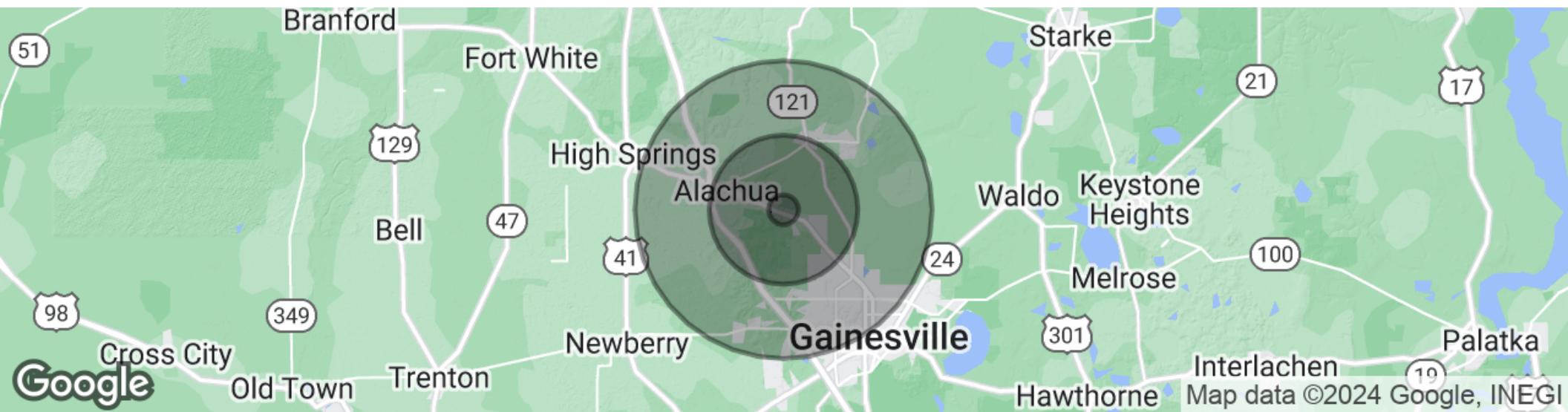
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## DEMOGRAPHICS MAP & REPORT

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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	456	14,592	126,274
Median age	43.1	41.2	36.2
Median age (Male)	42.4	36.9	34.5
Median age (Female)	44.0	43.7	37.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	206	6,029	53,266
# of persons per HH	2.2	2.4	2.4
Average HH income	\$79,484	\$79,083	\$69,447
Average house value	\$247,739	\$259,870	\$241,533

\* Demographic data derived from 2020 ACS - US Census

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## ERIC LIGMAN

Director

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### 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.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

### MEMBERSHIPS

ICSC

Florida Association of

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