

# LEASE

1315 NW 53RD AVENUE

1315 NW 53rd Avenue #H Gainesville, FL 32609



## PROPERTY DESCRIPTION

This 100% climate controlled suite offers a spacious, open floor plan with bay door access and a private office, formerly a custom build for Fastenal. Access for semi deliveries, lots of windows, and a large storage mezzanine give this excellent NW location industrial excellent appeal with many potential layout options.

## OFFERING SUMMARY

Lease Rate:	\$4,195.00 per month (NN)
Available SF:	4,200 SF
Pass Thru Rate:	\$1.50/SF
Lot Size:	4.62 Acres
Building Size:	43,167 SF

**Dean R. Cheshire**  
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Dean@mmparrish.com

**Craig Carter**  
352 339 4038  
ccarter@mmparrish.com

**Michelle Carter**  
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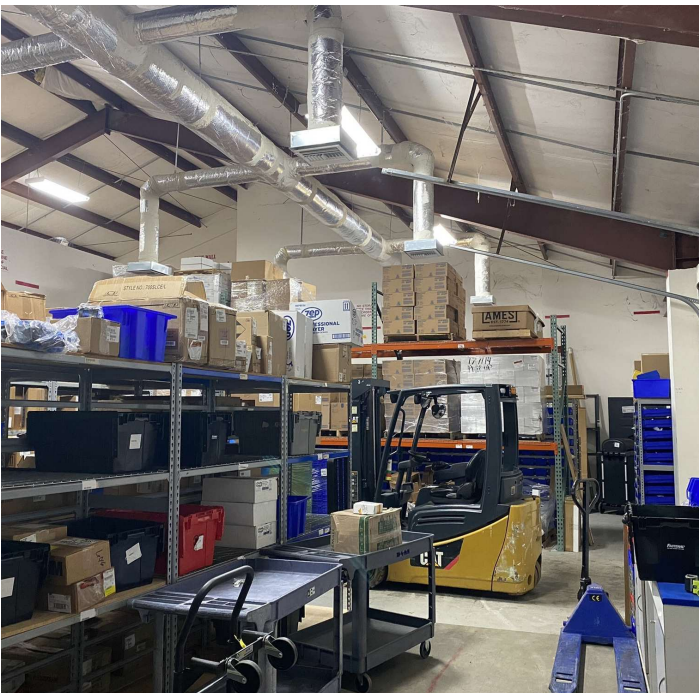
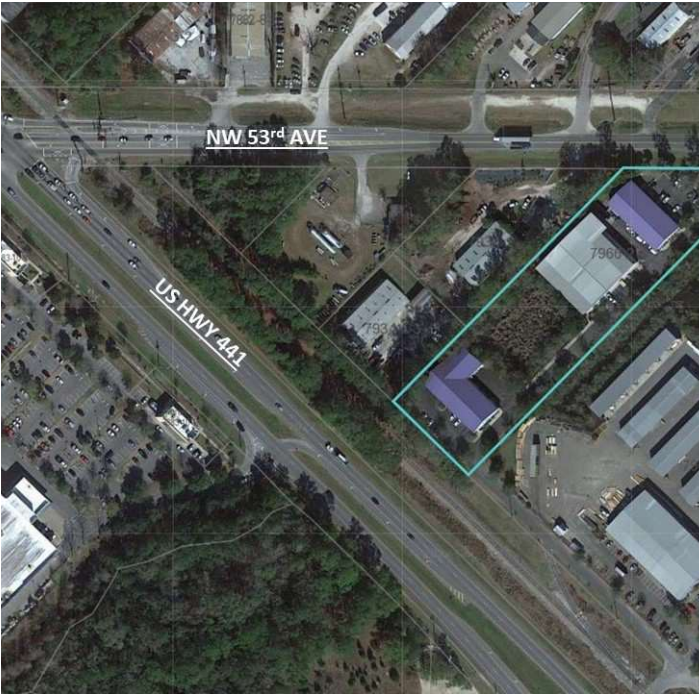


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County 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!**

