

FOR LEASE

905 NW 2nd St., Gainesville, FL 32601

10,900 SF



Brian Oen

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

905 NW 2nd St., Gainesville, FL 32601



PROPERTY DESCRIPTION

Discover a versatile industrial property located at 905 NW 2nd St in Gainesville, FL, offering 10,900± SF of functional space on 1.38± acres. Built in 2015, this facility combines 9,100± SF of warehouse with 1,800± SF of two-story office space, making it ideal for distribution, light manufacturing or storage operations.

The warehouse features clear heights up to 21'2", two surface-level roll-up doors (14'x20' and 14'x16' with drive-thru capability) and full insulation for energy efficiency. The property includes 15 on-site parking spaces, additional street parking and is fully fenced with automatic main drive gate for security. Advanced amenities include a 9-camera live security system, remote gate access, solar panels with battery backup and LED lighting throughout. Office areas are equipped with remote-controlled HVAC, lower and upper-level walk in showers, an executive suite with shower, ice machine, water fountain with bottle filler and windows overlooking the warehouse.

Conveniently located near Downtown Gainesville, UF, major retailers and I-75, this property offers unmatched accessibility and functionality.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	10,900 SF
Building Size:	10,900 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	8,191	61,830	96,086
Total Population	17,493	152,407	236,910
Average HH Income	\$61,470	\$70,539	\$92,937

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

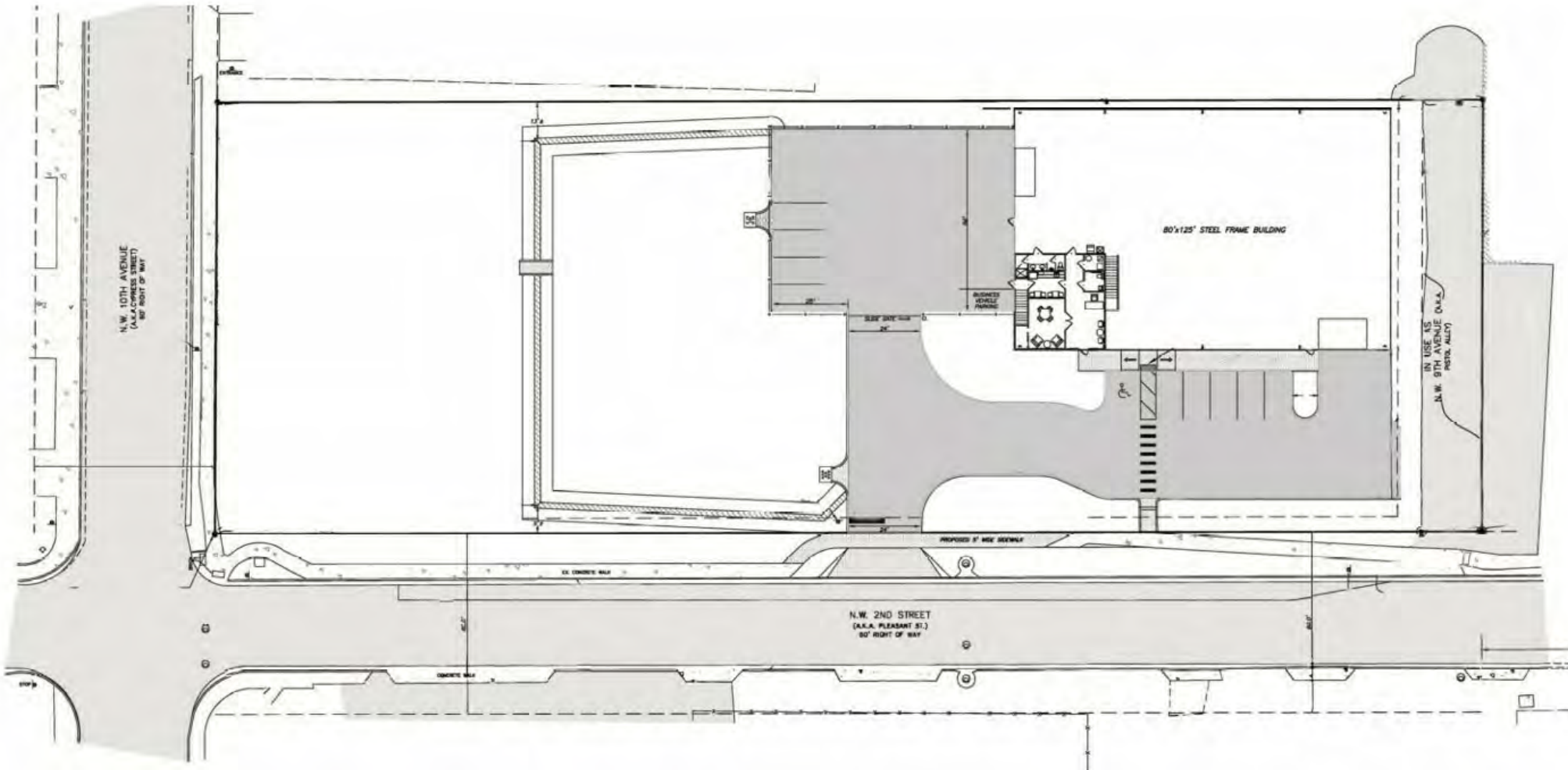
- 10,900± SF total (9,100± SF warehouse + 1,800± SF office)
- 1.38±-acre lot in Downtown Gainesville
- Warehouse clear height: 21'2" center; 14'8" eaves
- Two roll-up doors: 14'x20' & 14'x16' with drive-thru capability
- 15 on-site parking spaces + street parking
- Built in 2015; fully insulated warehouse
- Security: 9-camera live monitored security system for the office and warehouse, fully fenced with remote overhead and gate access
- Energy features: Solar panels, battery backup, LED lighting
- Amenities: Full kitchen, two 12-ft "Big Ass" fans, automatic site lighting, 4 full bathrooms - 3 lower and 1 private upstairs
- Office upgrades: Remote HVAC control, executive office with shower
- Location: Near UF, downtown, retail, restaurants, airport, I-75
- Zoning: U8 (Urban 8)

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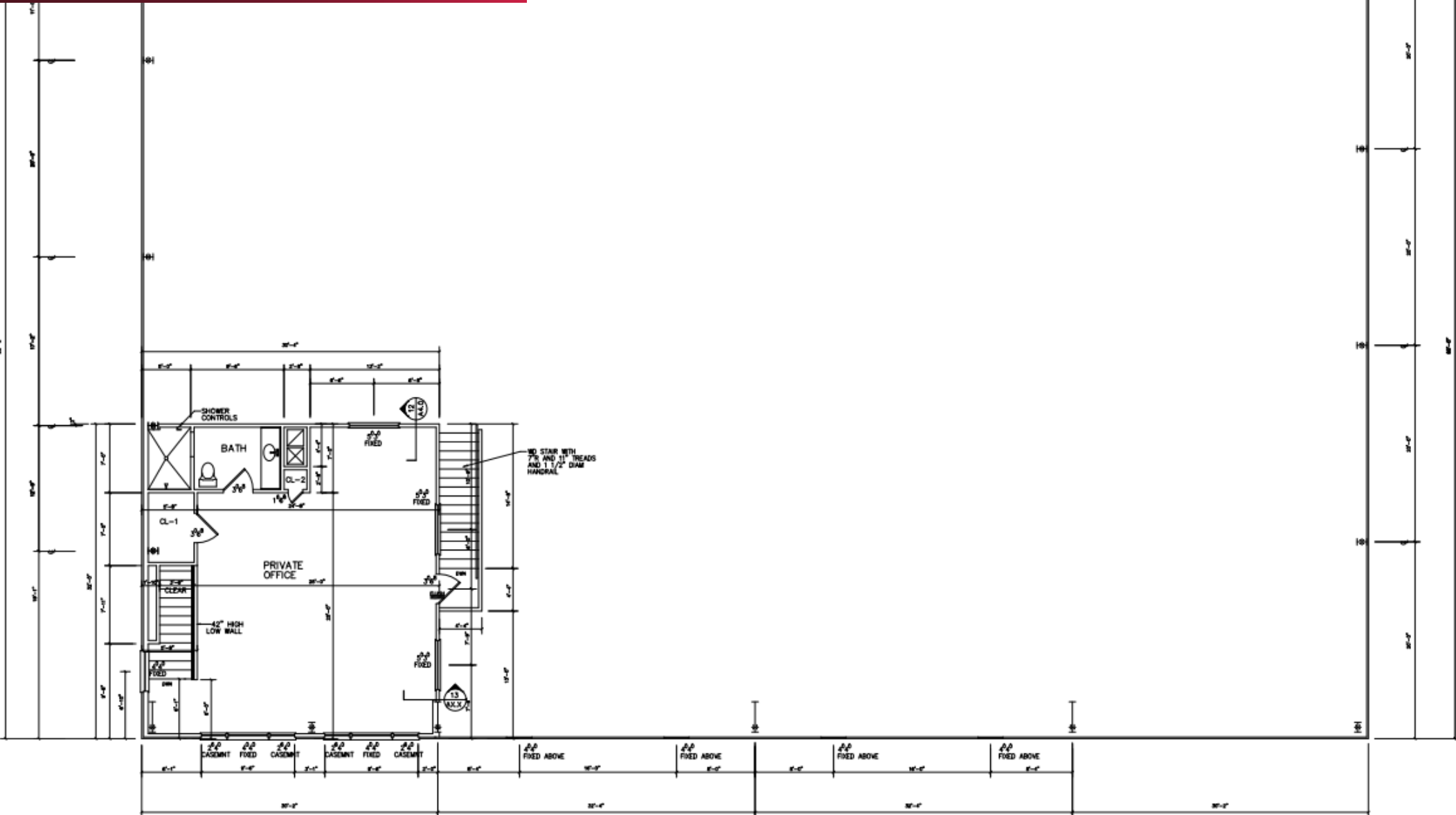
SITE PLAN

905 NW 2nd St., Gainesville, FL 32601



FLOOR PLAN

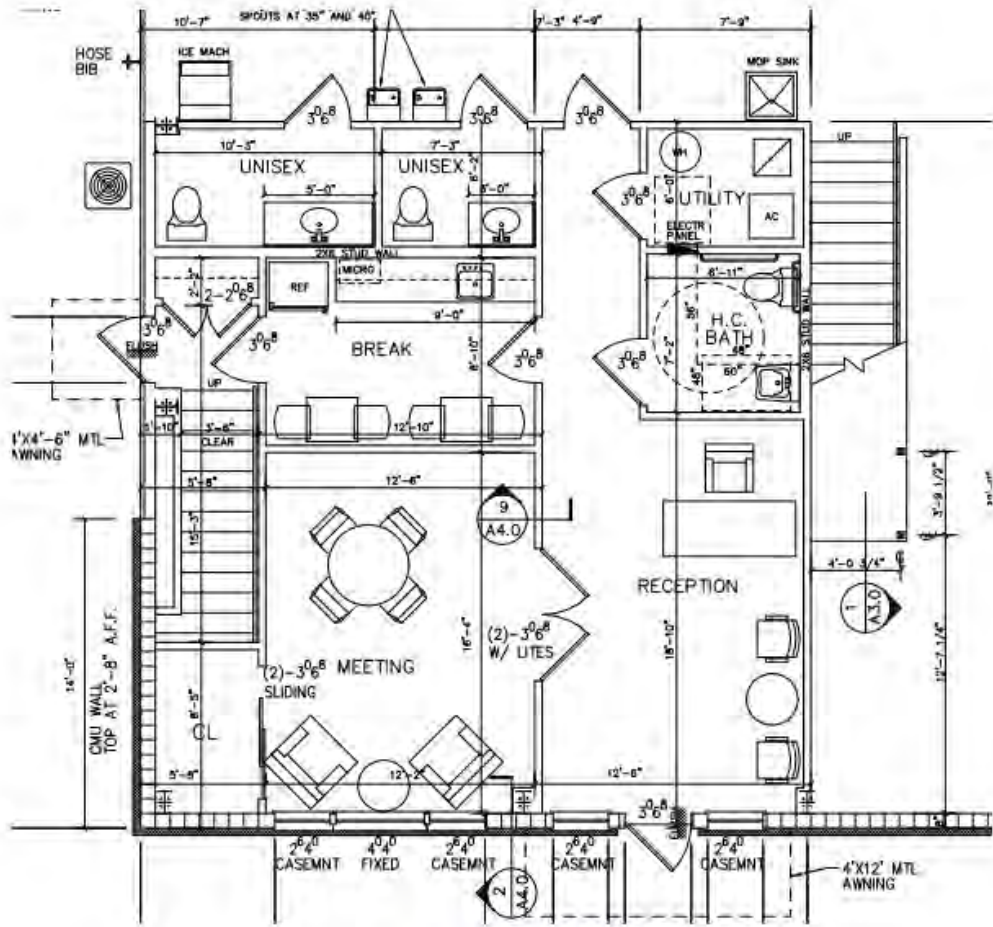
Second Floor Office with Warehouse



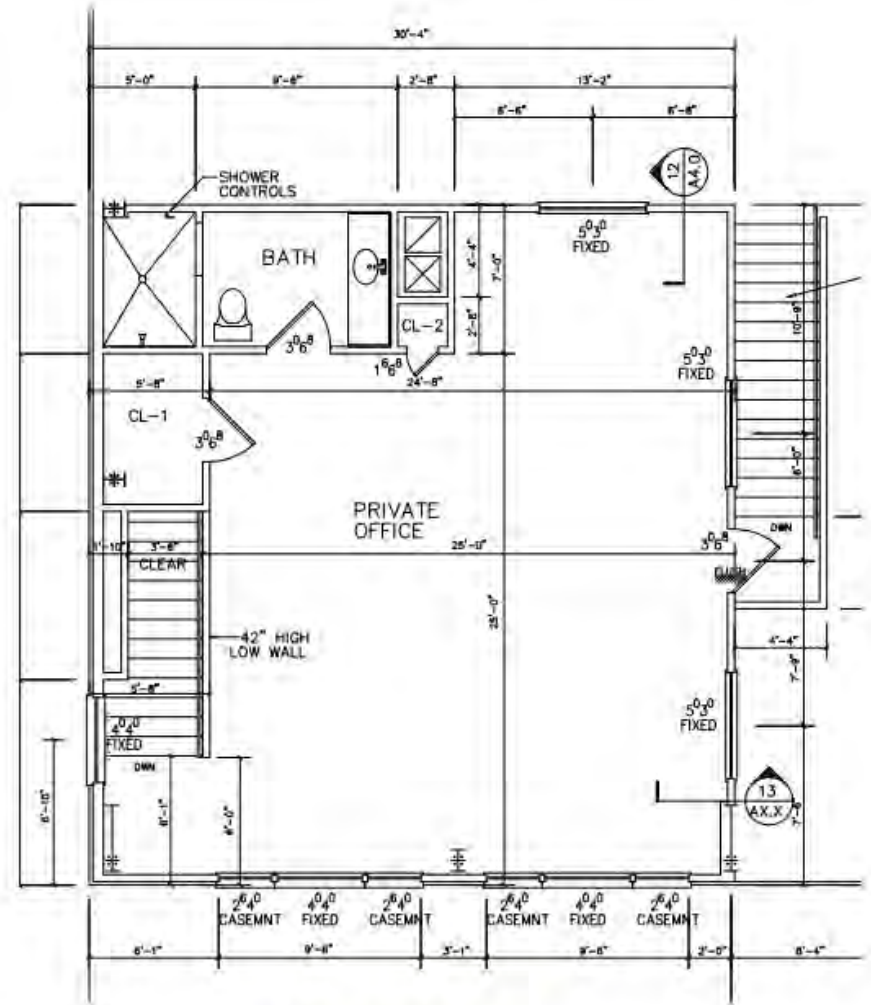
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OFFICE PLAN



First Floor



Second Floor

ADDITIONAL PHOTOS

First Floor Office Interior

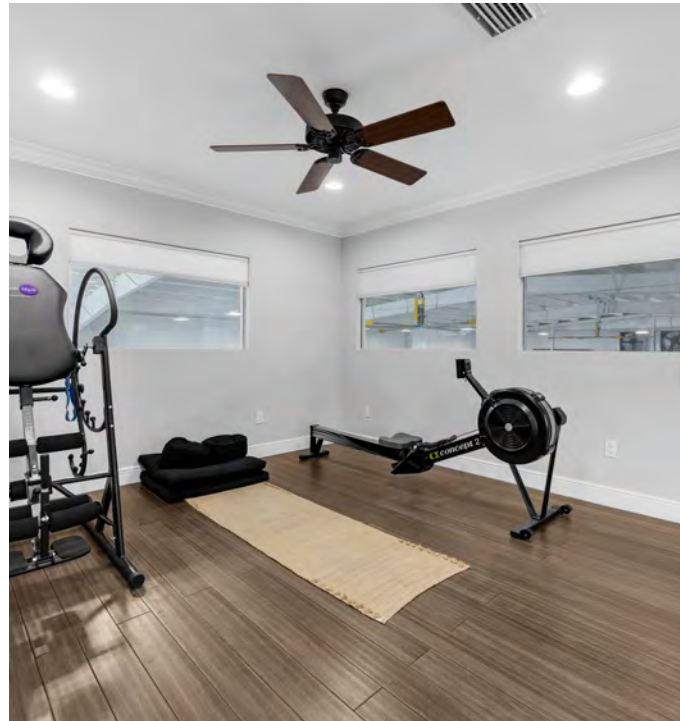


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ADDITIONAL PHOTOS

Second Floor Office Interior



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ADDITIONAL PHOTOS

Warehouse



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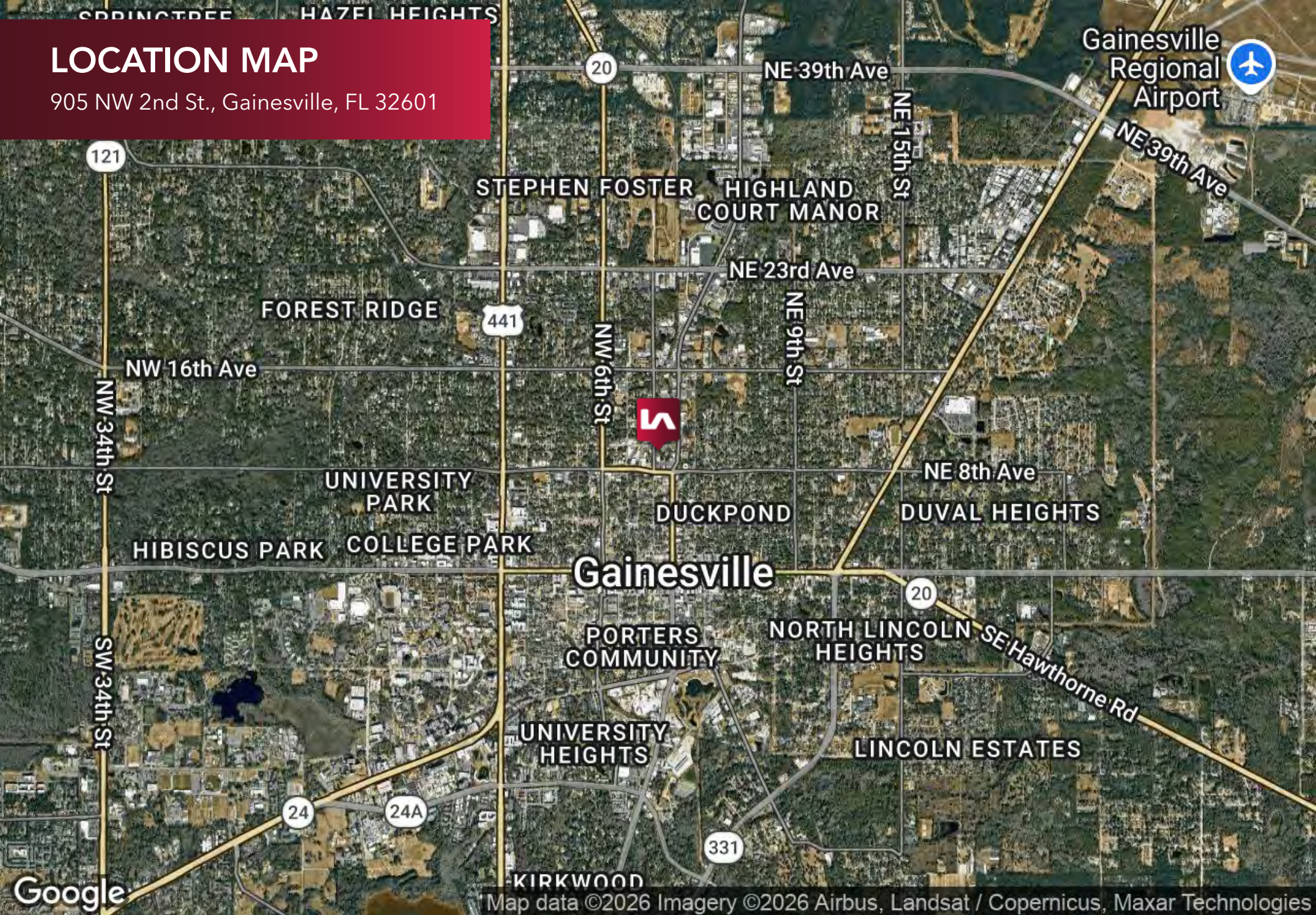
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LOCATION MAP

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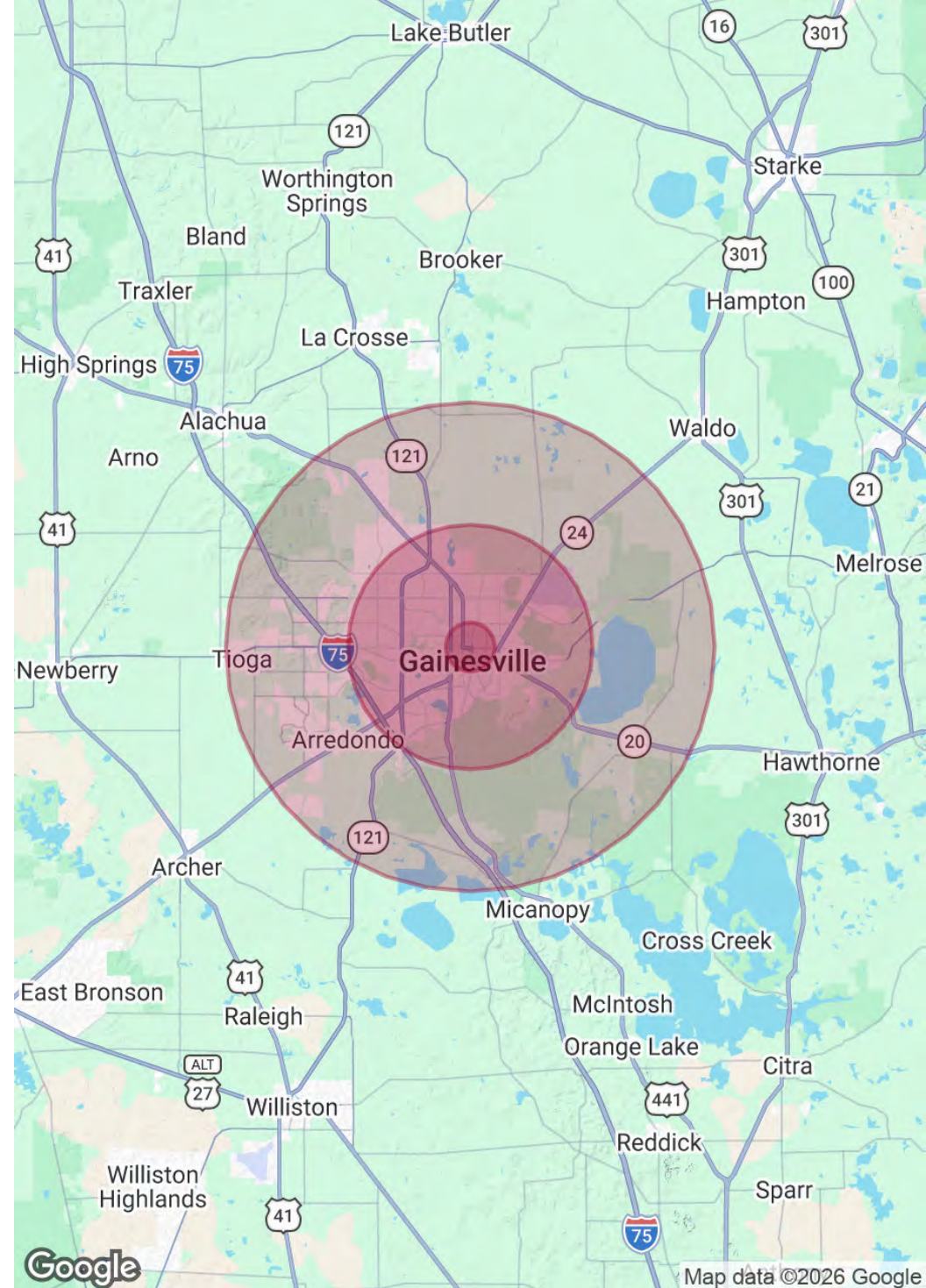
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,493	152,407	236,910
Average Age	32	34	37
Average Age (Male)	33	34	36
Average Age (Female)	32	35	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,191	61,830	96,086
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$61,470	\$70,539	\$92,937
Average House Value	\$291,333	\$261,897	\$304,215

2020 American Community Survey (ACS)



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