

# TEMPERATURE CONTROLLED WAREHOUSE SPACE

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



**FOR  
LEASE OR  
SALE**

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Sale Price:	\$2,495,000
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

- I-1 Zoning
- Easy Access to Hwy 441 and NW 34th Blvd
- 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:



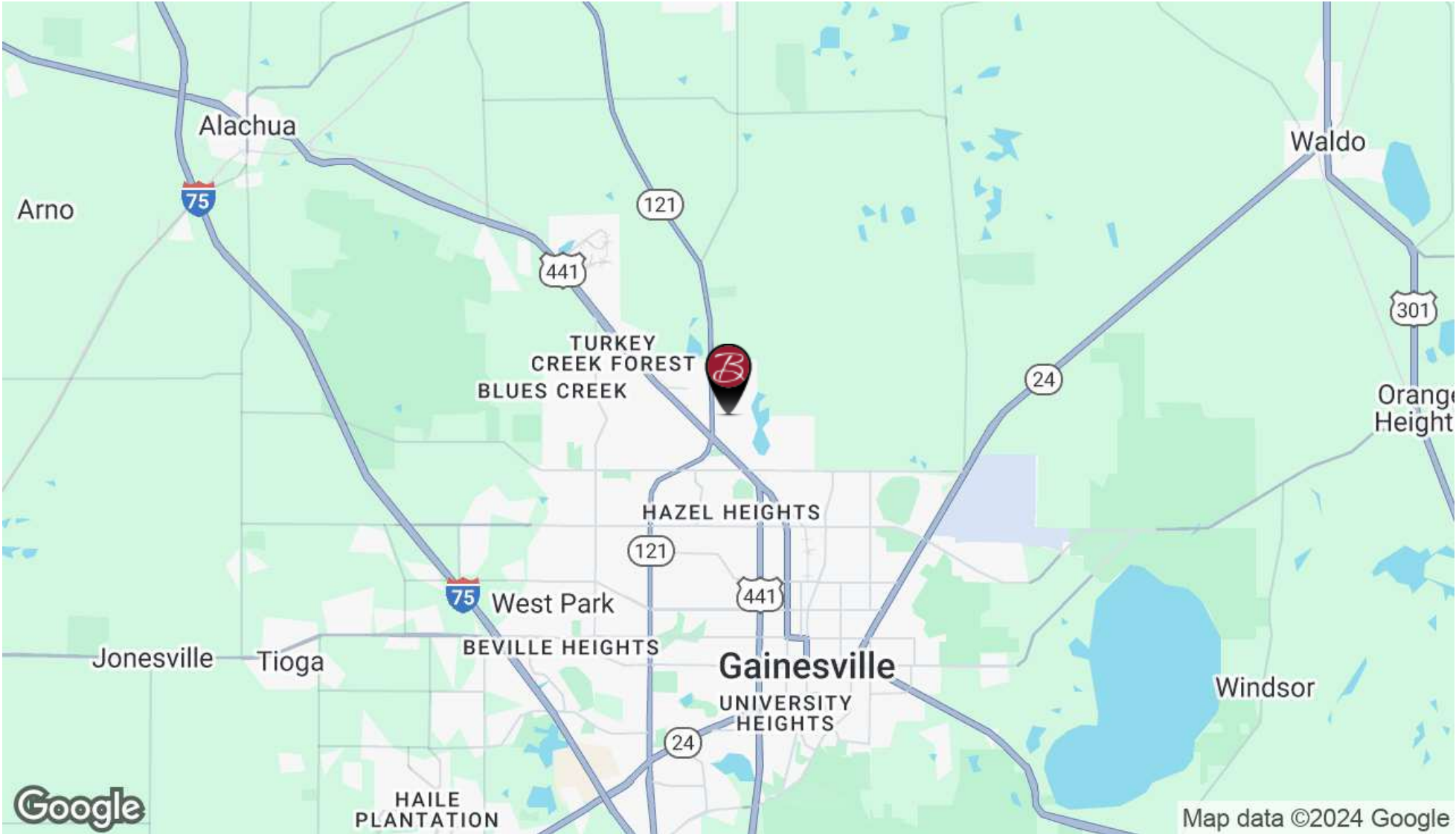
**Eric Ligman**  
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## LOCATION MAP

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## AERIAL MAP

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**FOR MORE INFORMATION:**



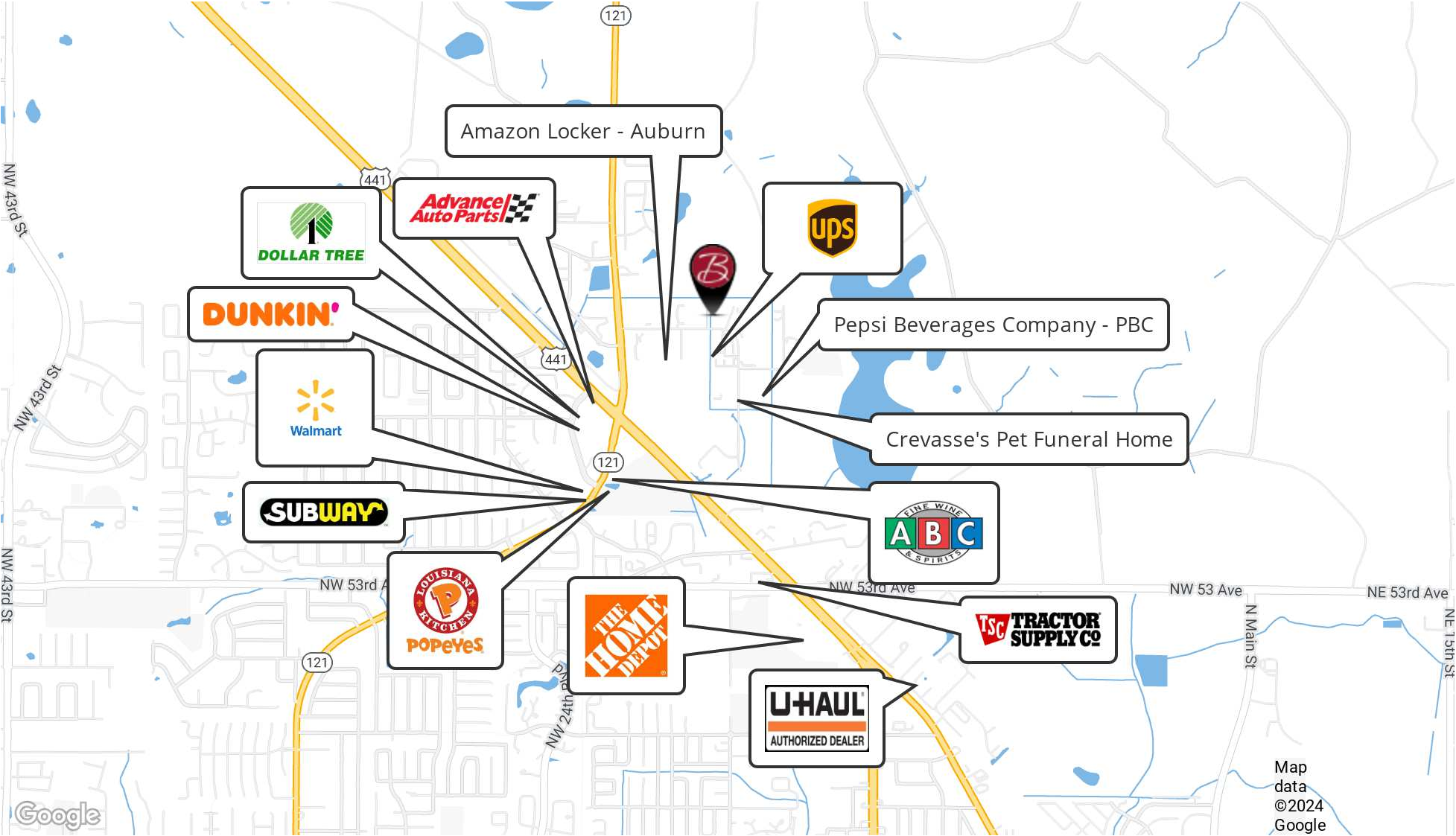
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# TEMPERATURE CONTROLLED WAREHOUSE SPACE

## RETAILER MAP

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# TEMPERATURE CONTROLLED WAREHOUSE SPACE

## INTERIOR PHOTOS

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# TEMPERATURE CONTROLLED WAREHOUSE SPACE

## EXTERIOR PHOTOS

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



### FOR MORE INFORMATION:



**Eric Ligman**

Director

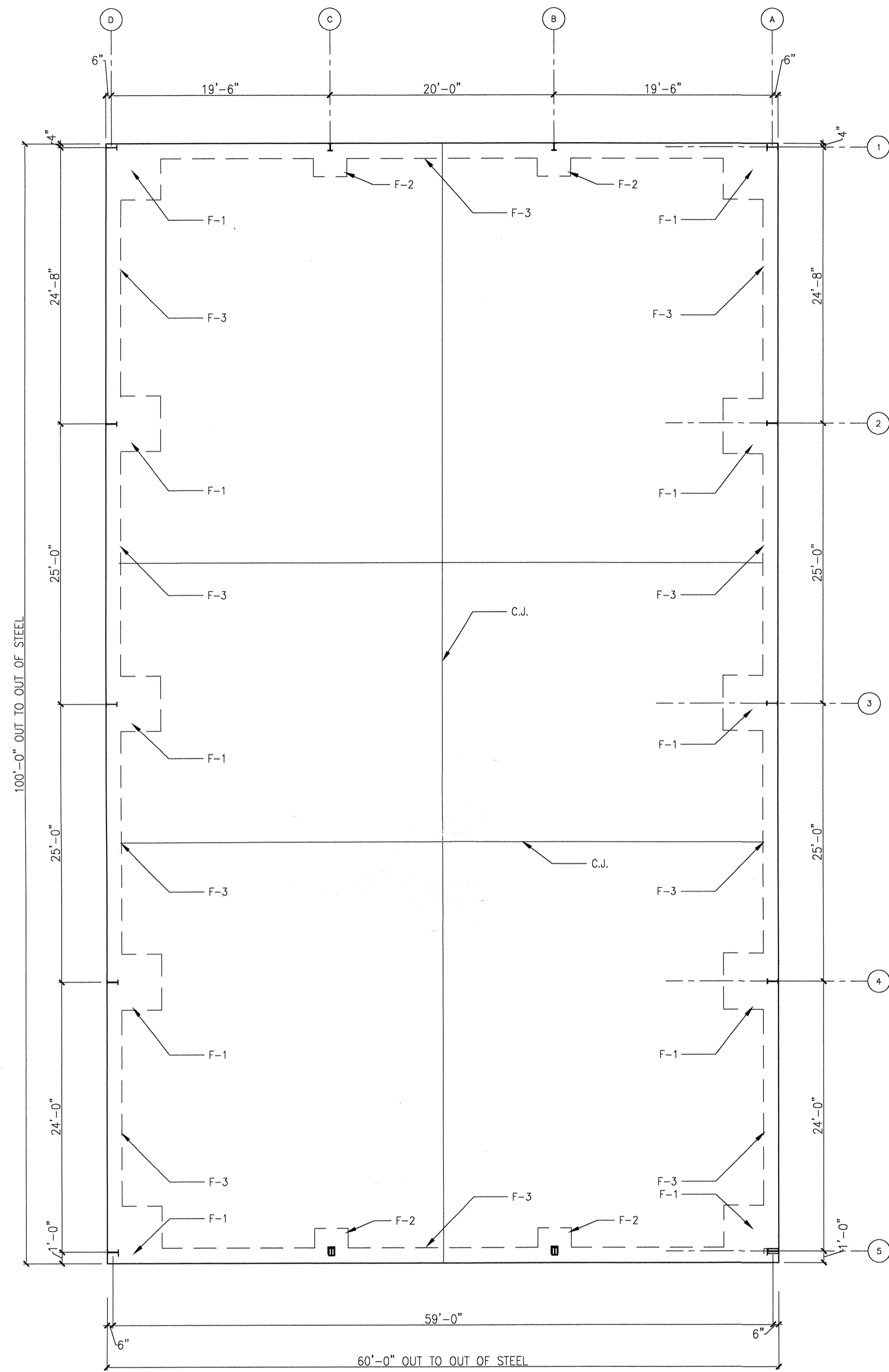
352.256.2112

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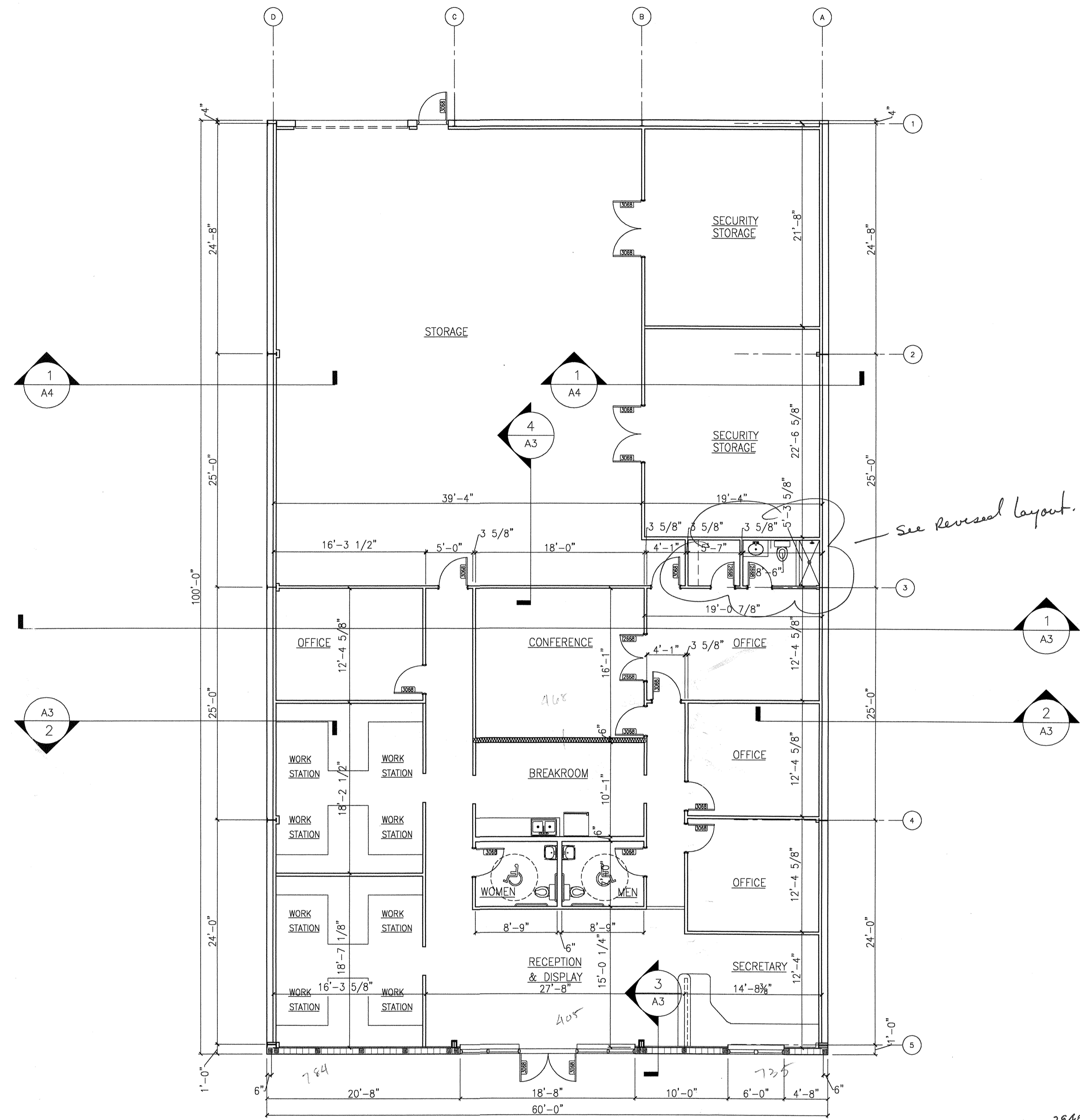
The Architect hereby expressly reserves the common law copyright and other property rights in these drawings. The drawings shall not be reproduced without the written permission and consent of the Architect. Nor are they to be assigned to any party without first obtaining written permission and consent.



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.



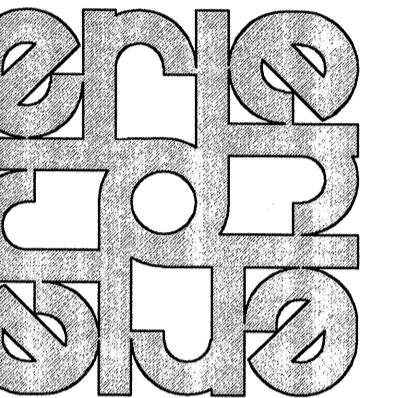
1/8" = 1'-0" **2** FLOOR PLAN  
PLAN NORTH

**Building 1912**

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.:

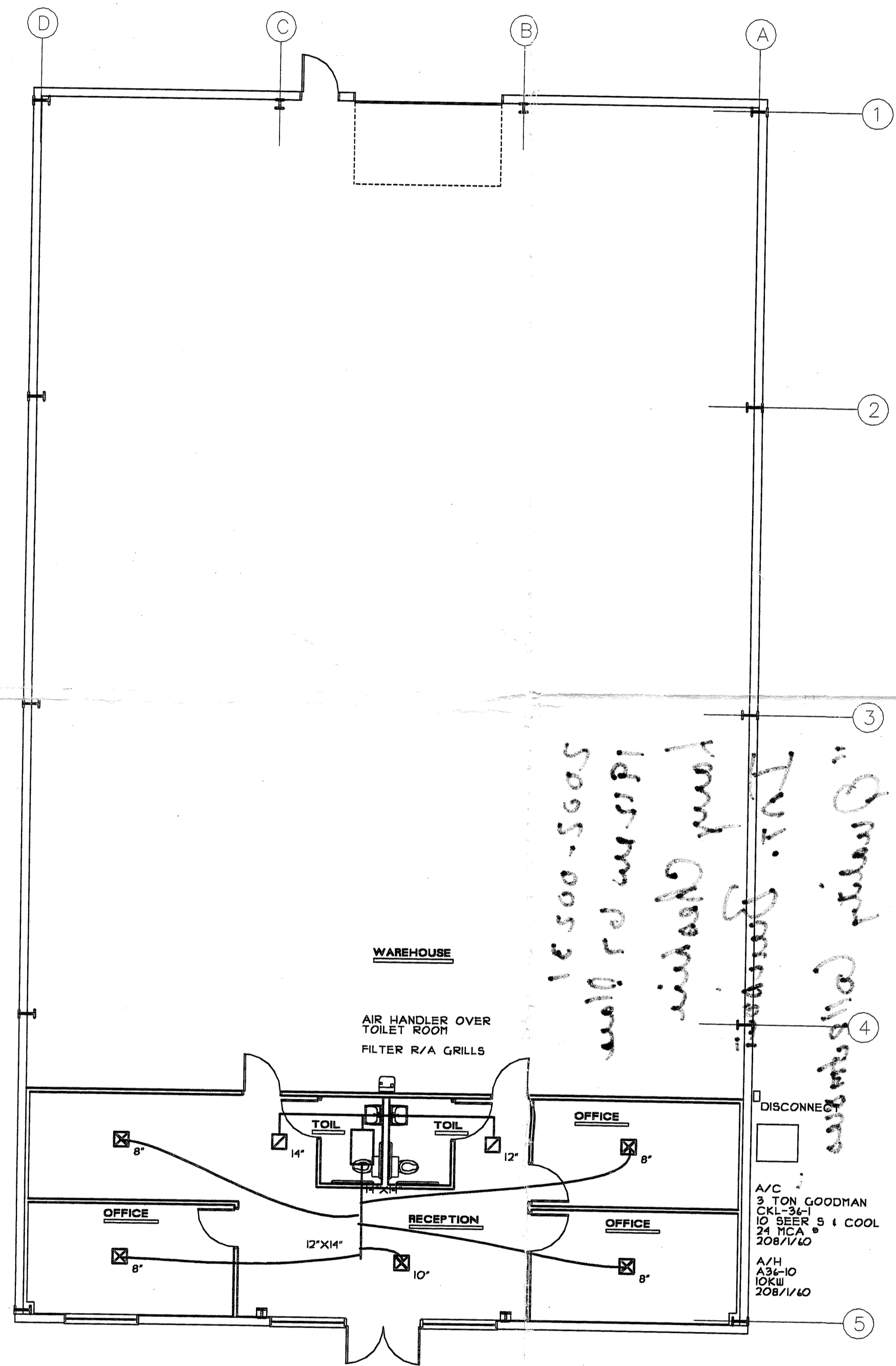
**A1**

of

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

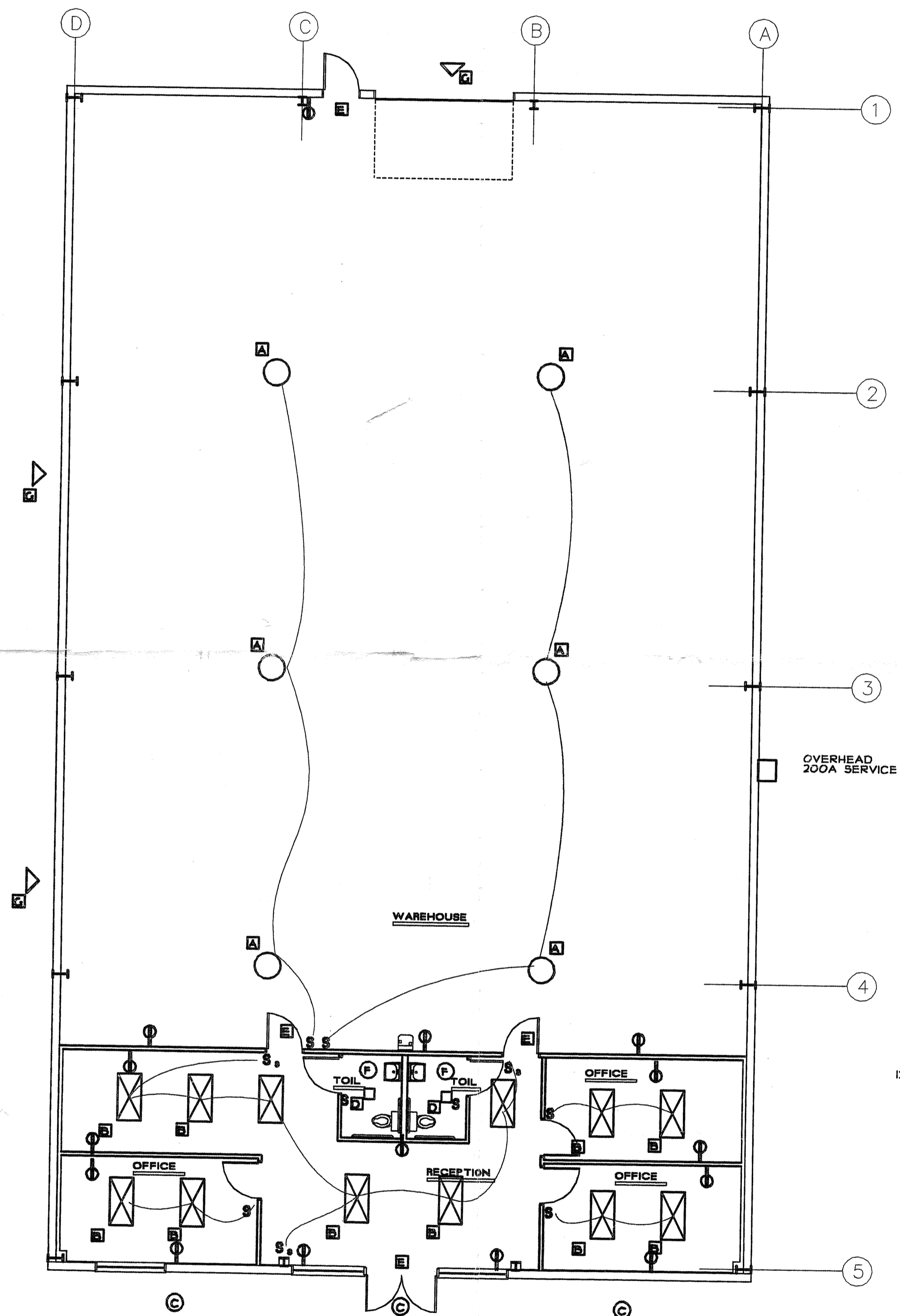


The drawings shall not be reproduced without the written permission and consent of the architect.



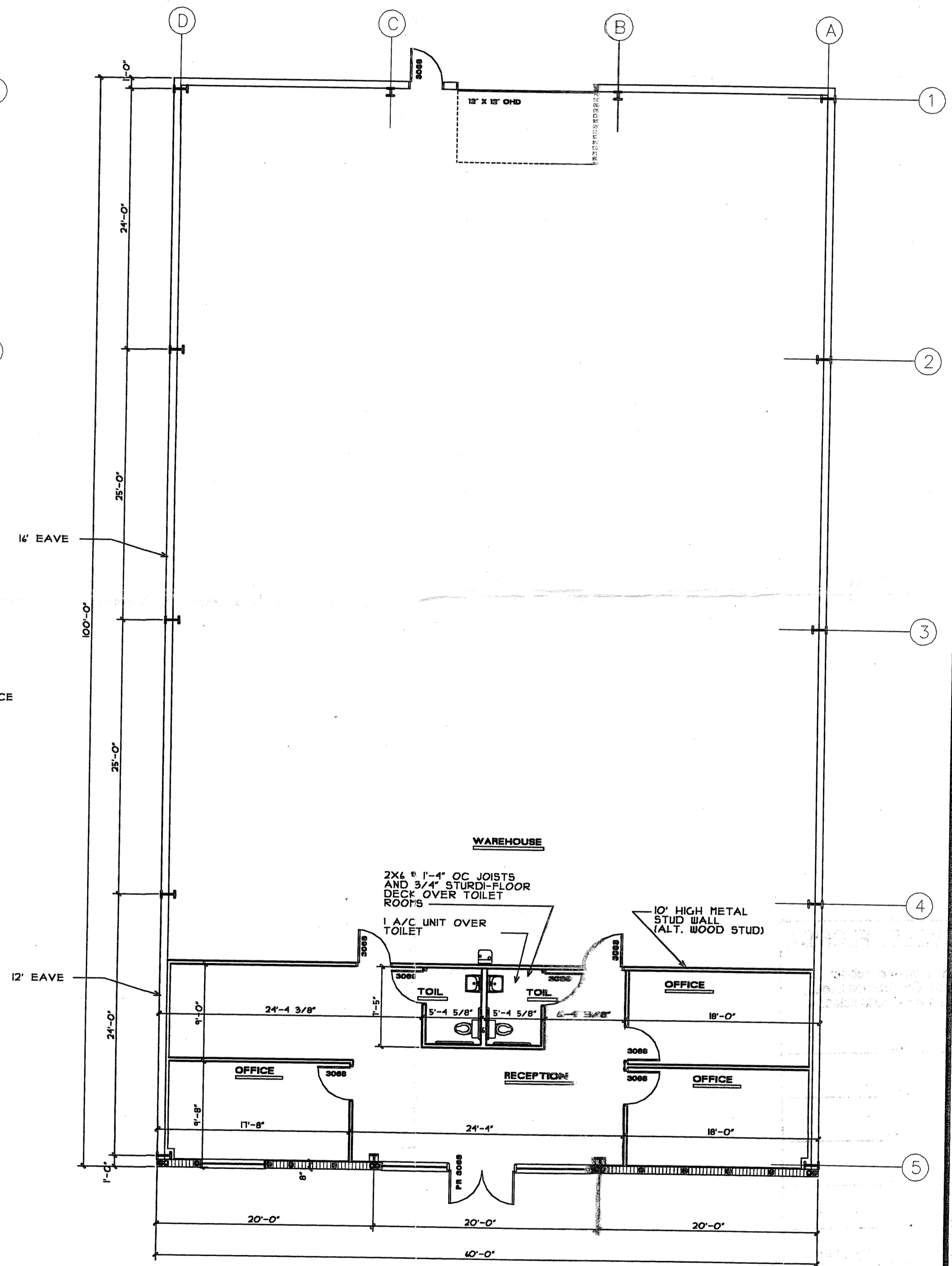
SCALE 1/8" = 1'-0" 3 MECHANICAL PLAN

18,500-5000s  
add rd w/ r/d  
wind speed  
1/2" r/d  
1/2" r/d  
1/2" r/d



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

- A 400W H-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" 1 FLOOR PLAN

Building 1908

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

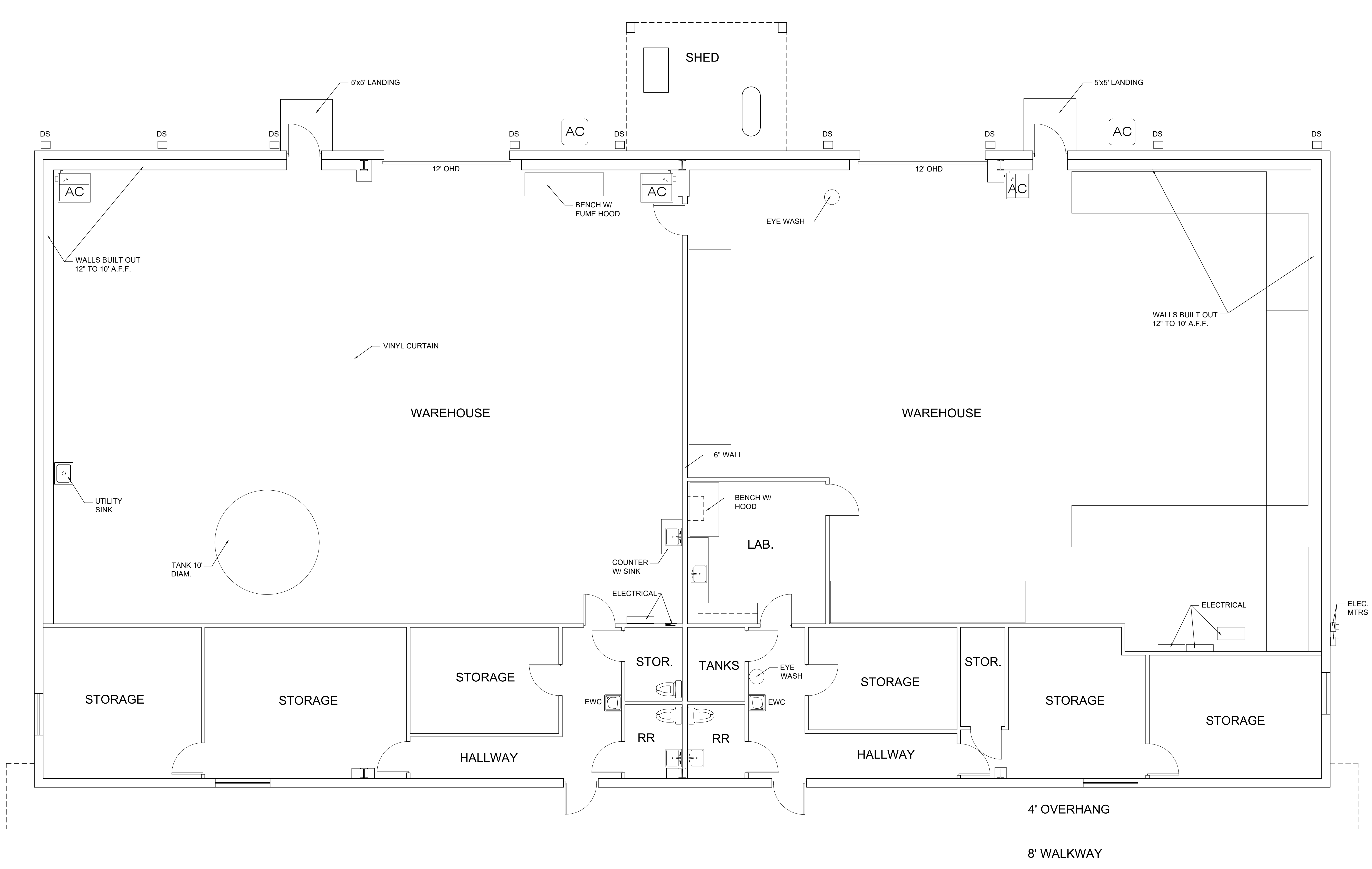
revisions:

project no.:

drawing no.:

of





MEASURED PLAN  
 AREA : 7574 S.F.

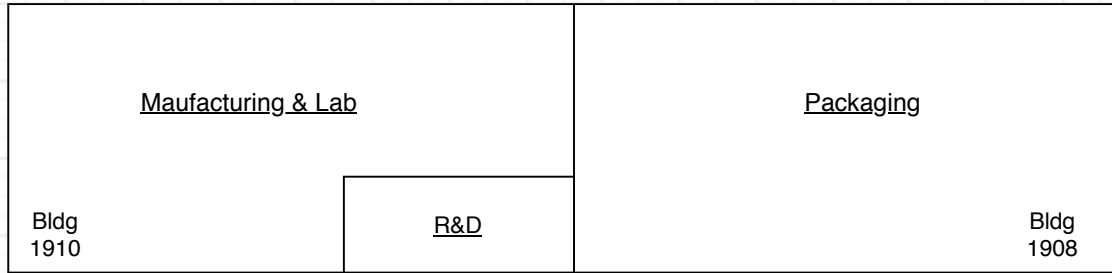


NOTE:  
 CEILING HEIGHT 9'-0" EXCEPT  
 WAREHOUSES 14'-0" AND MORE

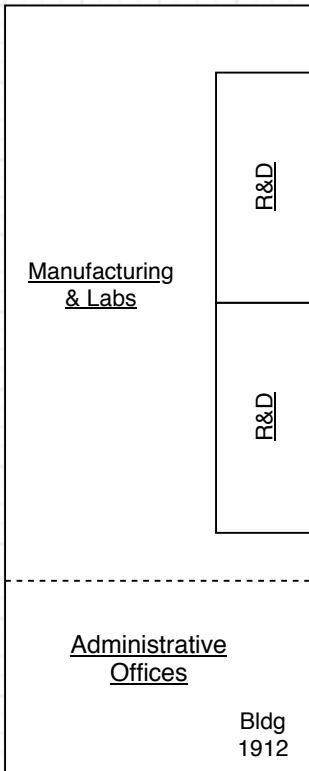
# Building 1910



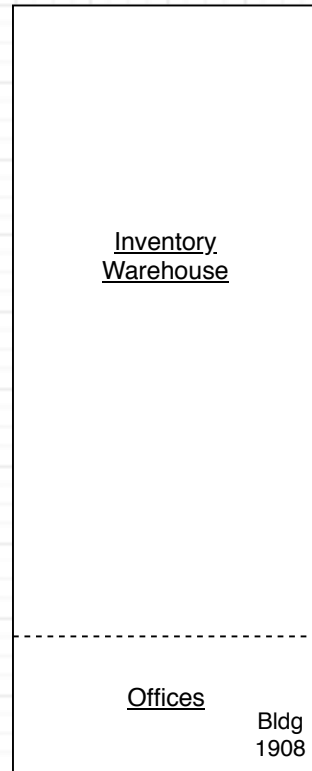
# Sinmat Facility



Bldg Total: 7,500 sqft



Bldg Total: 6,000 sqft



Bldg Total: 6,000 sqft

Lot Size: 3 Acres



Front Gate



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## DEMOGRAPHICS MAP & REPORT

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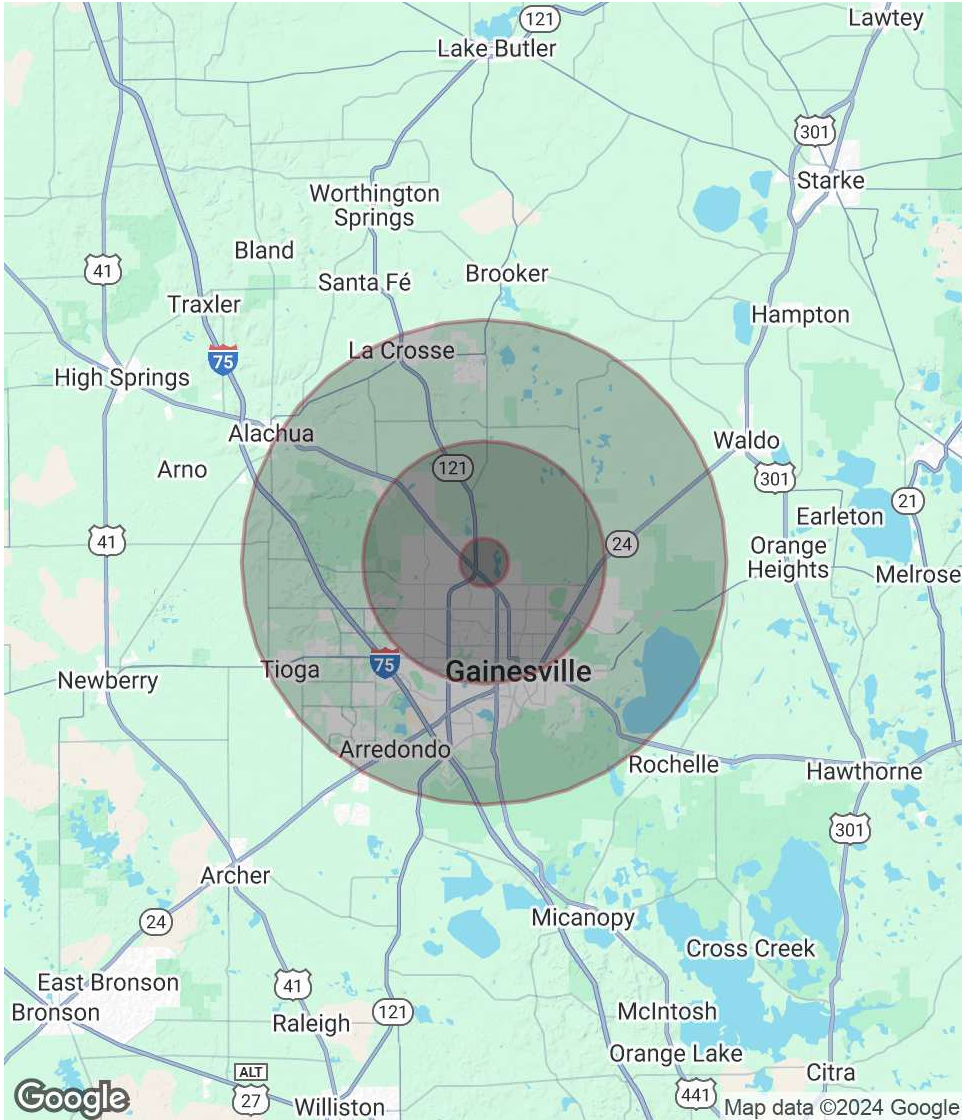
### POPULATION

	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:



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 ericligman@bosshardtrealty.com





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## ADVISOR BIO 1

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### ERIC LIGMAN

Director

[ericligman@bosshardtrealty.com](mailto: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.

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

#### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

#### FOR MORE INFORMATION:



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