

# LEASE

**3029 NE 20TH WAY**

3029 NE 20th Way Gainesville, FL 32609



## PROPERTY DESCRIPTION

Sturdy metal constructed office/warehouse building on 0.3 acres of land. Layout consists of approximately 400 SF of entry/office/showroom space with a restroom. The balance of the building is warehouse with a second restroom. The warehouse has three 12'x12' roll up doors and clear 12' ceiling heights.

## PROPERTY HIGHLIGHTS

- 400 SF office
- 4600 SF warehouse
- Three 12'x12' roll up doors
- Competitive lease rate

## OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (\$1.20/SF)
Available SF:	5,000 SF
Lot Size:	13,363 SF
Zoning:	I-2

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	282	1,470
Total Population	271	925	4,285
Average HH Income	\$50,246	\$52,995	\$61,365

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Dean R. Cheshire**  
(352) 745-1883  
Dean@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



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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!**

