



Air Conditioned Industrial/ Flex/Warehouse Space

- 46,470 SF industrial/flex/warehouse space providing versatility on 6.3 acres.
- 147' graded loading dock with covered platform and ramp; roll-up doors.
- Large paved parking field with secured access and privacy fencing; laydown yard.
- Renovated offices, kitchen/break room and restrooms.
- Strategically located on heavily traveled Waldo Road (29,000 AADT) with curb cut, a primary north/south corridor with building and monument signage.
- Half-mile south of the Gainesville Regional Airport.



Lease rate:
Flex/store space: \$8/SF MG
Warehouse & office space: \$10/SF MG



46,470 SF conditioned space; can be divided



Ample parking



Three-phase power; fully sprinkled

For further information

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Property overview

2708 NE Waldo Road
Gainesville, Florida

Building Area:

Store area	25,500 SF
Warehouse area	17,640 SF
Office area	3,330 SF
Total SF	46,470 SF

***additional 14,480 SF mezzanine storage area with concrete floor not included in total SF**

Flexible BI (Business Industrial) & I2 Zoning:

Permitted Uses Include:

Manufacturing, light assembly, & fabrication

Warehouse and distribution

Industrial

Retail sales

Equipment sales, rentals & leasing

Vehicle sales & service

Vocational school

Self-storage facility

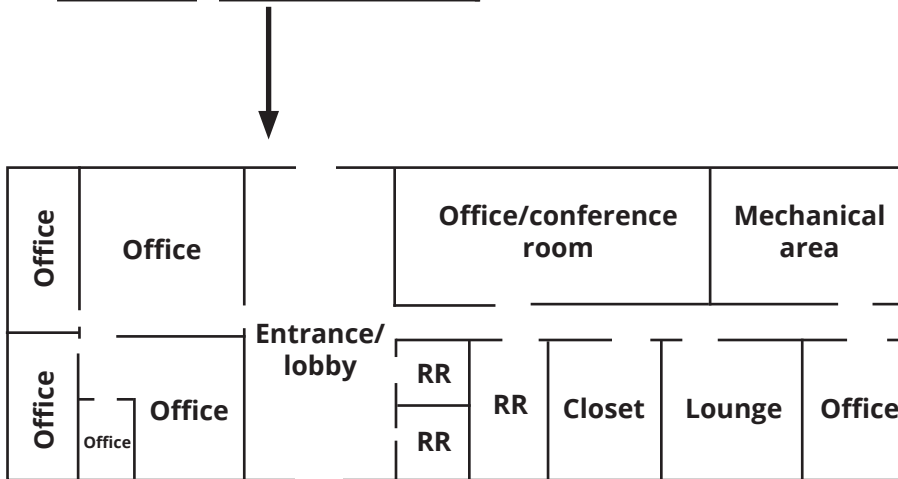
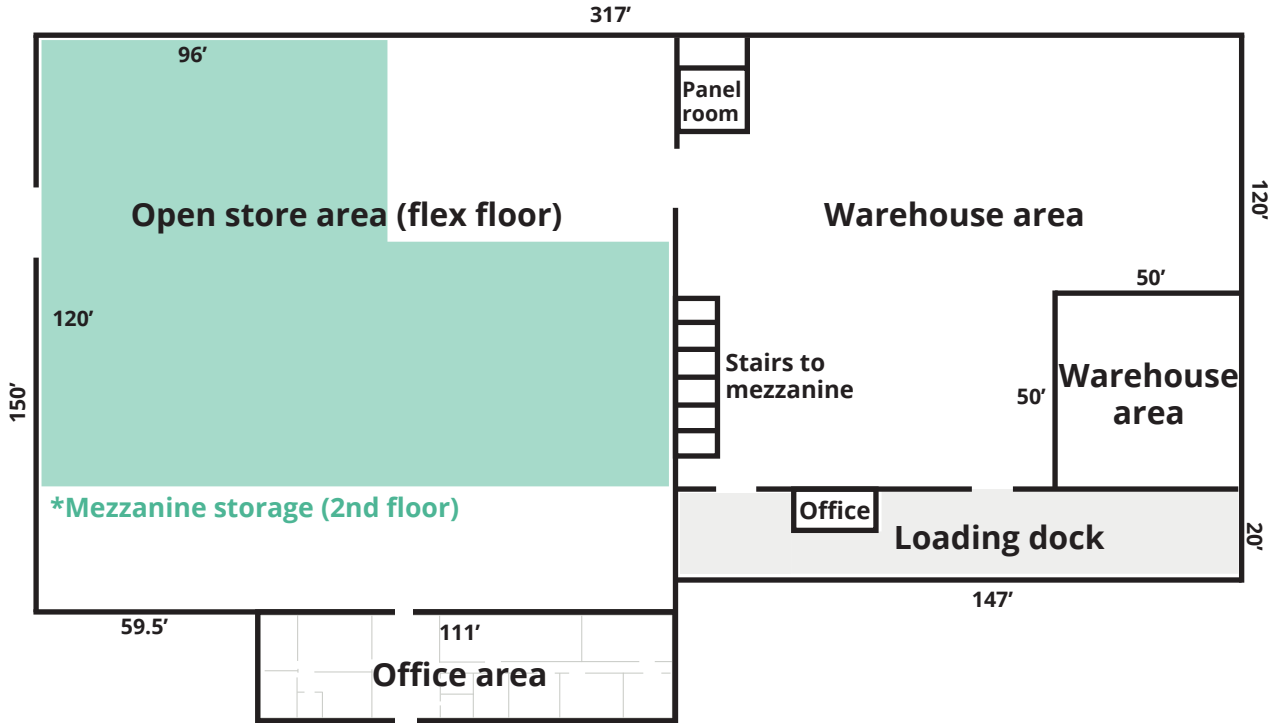
Recycling center

Microbrewery



Floor plan

2708 NE Waldo Road
Gainesville, Florida



Aerial map

2708 NE Waldo Road
Gainesville, Florida



JOHNSTONE SUPPLY
STELLAR SERVICES
OF NORTH FLORIDA, LLC

GORMAN COMPANY
DIVISION OF WALDO CORPORATION

Gator
MOVING & STORAGE

DALE'S
TIRE, INC.

KSR
GAINESVILLE, FLORIDA

SATCHEL'S
PIZZA

SONNY'S
BBQ
LOCAL PORK SANDWICHES SINCE 1968



NE 23rd Avenue AADT: 13,700

UF UNIVERSITY of FLORIDA
East campus

BIG LOTS! **ROSS** DRESS FOR LESS® **CHIPOTLE** MEXICAN GRILL

Burlington **HIBBETT SPORTS** **Wawa**

GameStop **LUMBER LIQUIDATORS** **RURAL KING**
EST. D. 1968

NW Waldo Road AADT: 29,000

Downtown Gainesville

STARBUCKS COFFEE **Hampton** by HILTON **PIZZA** **BDP** BO BUBBLES PALACE

Harry's SEAFOOD • BAR • GRILL • "A Seafood Only Restaurant!" **MARK'S PRIME** STEAKHOUSE & SEAFOOD **DRAGONFLY** THAI & FISH MARKET

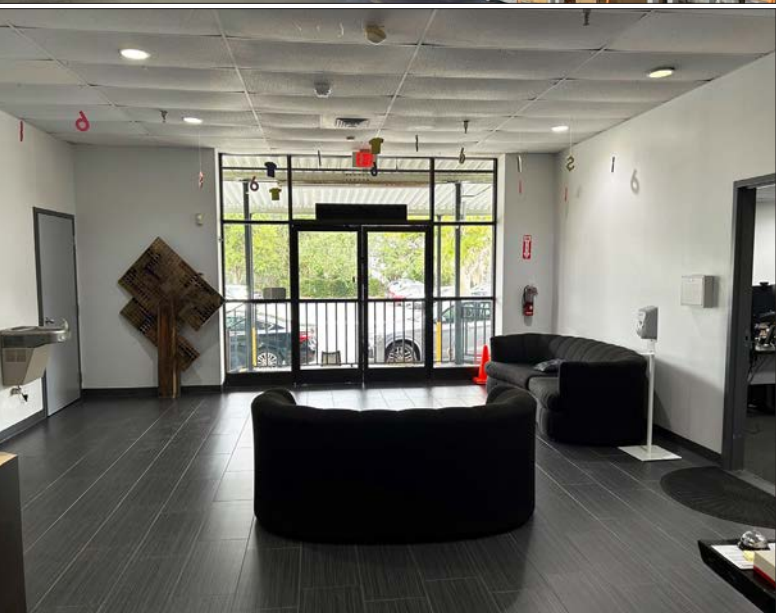
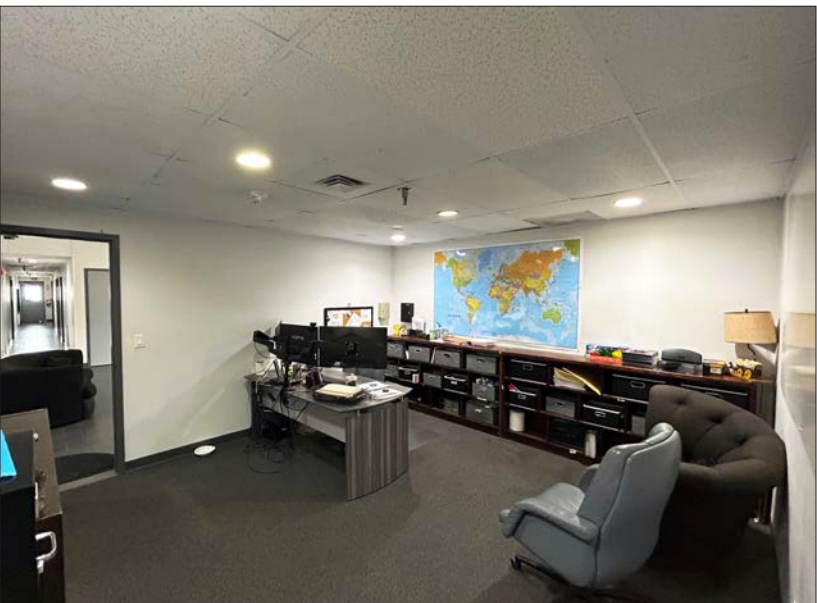
HIPPODROME **MOJO HOGTOWN** BAR • B • QUE SMOKE MEATS • WHISKEY BAR **Fico's**

Walmart

Gainesville Regional Airport

Interior photos

2708 NE Waldo Road
Gainesville, Florida



**If you would like to discuss this further,
please get in touch.**

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avisonyoung.com

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