

LEASE

CLIMATE CONTROLLED WAREHOUSE IN NW INDUSTRIAL PARK

6515 NW 16th St Gainesville, FL 32653



PROPERTY DESCRIPTION

7,500 SF two-story flex/warehouse in Northwest Business Park (I-1) featuring 2011 construction with concrete and metal shell. The property includes central HVAC with fully air-conditioned warehouse space, plus approx. 3,600 SF of office split acr. The ceilings are 24' and 27' at the eaves. The warehouse is equipped with three 12-foot roll-up doors for efficient loading and distribution. Situated on 0.5 acre, just minutes from I-75 and the NW 53rd Avenue corridor, this location offers excellent access and visibility. I-1 zoning supports a wide range of uses including light assembly, fabrication and processing, research and development or testing facilities, industrial operations, warehouse/distribution, and wholesale trade.

PROPERTY HIGHLIGHTS

- 7500 SF
- Three roll up doors
- Fully AirConditioned
- I-1 Zoning

Lease Rate:	\$7,500 Month NNN
Available SF:	7,500 SF
Lot Size:	21,716 SF
Building Size:	7,500 SF

Perry Pursell
(352) 665-9731

Shasta Schoellhorn
(352) 922-0048

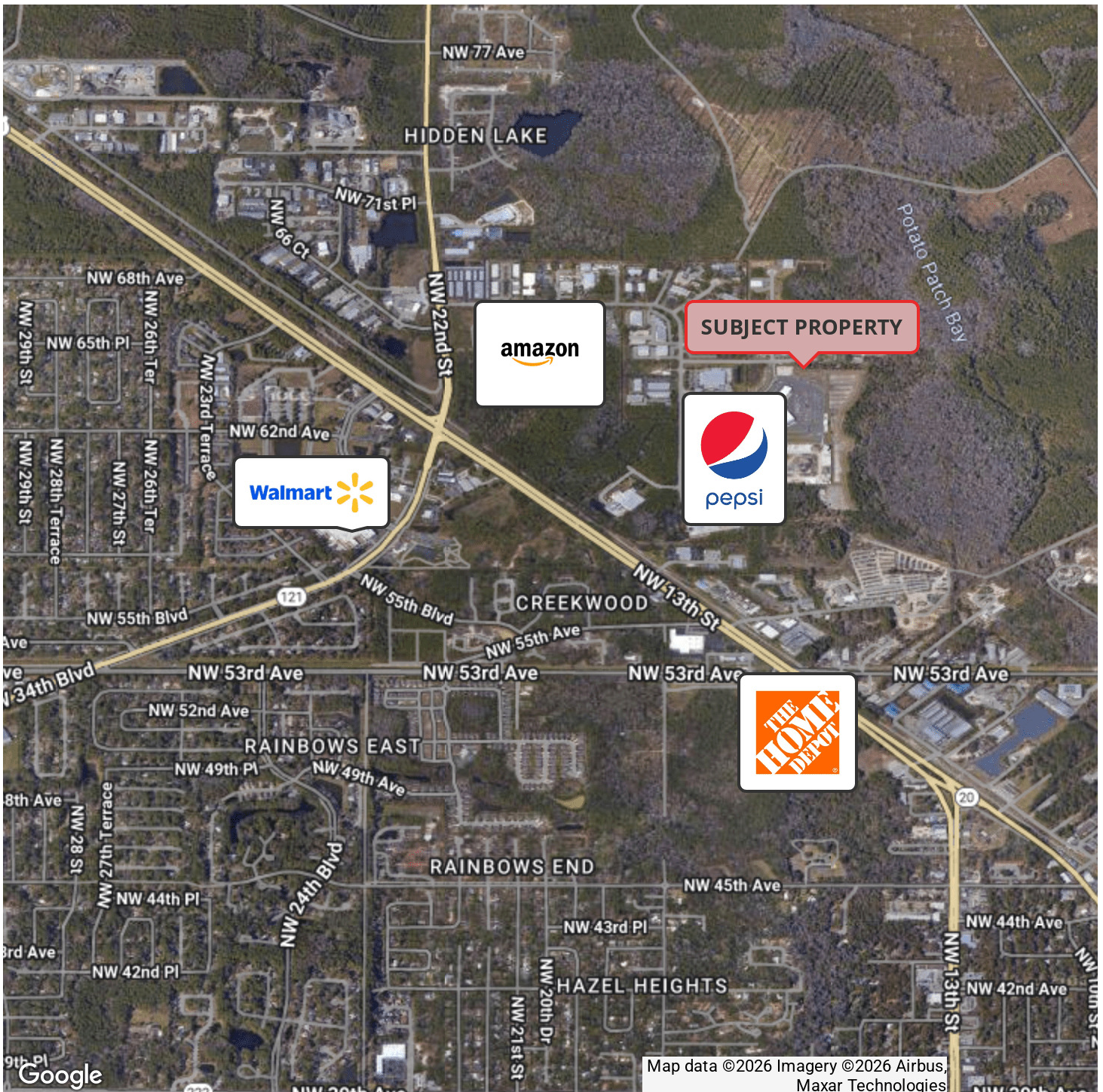


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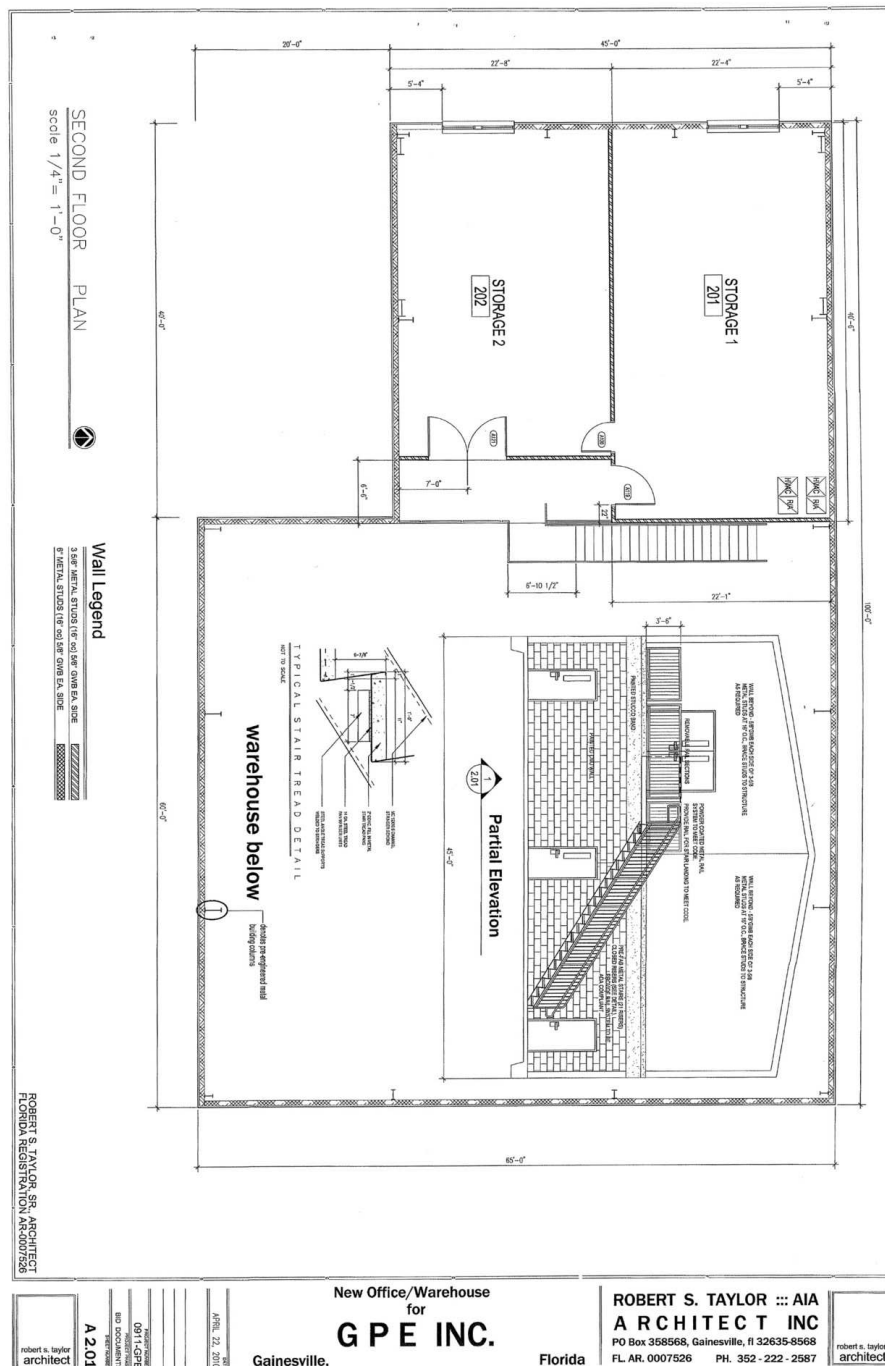
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