

Industrial Property for Sale

3500 NE Waldo Road | Gainesville, FL 32609



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104 SW 6th Street
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Property Details

Welcome to a prime industrial property with immense potential. Discover a practical and functional industrial space at 3500 NE Waldo Road. This property offers a no-nonsense approach to industrial needs with a 36,872± SF of warehouse space and 3,978± SF of office space on 3.59± acres with fencing for added security. Located in the Waldo Road trade area, close proximity to Gainesville Regional Airport and zoned as Business Industrial (BI), this property allows for a wide range of warehouse and/or business uses including retail, commercial sales and services, research operations, wholesale or storage distribution and enterprises such as medical, laboratory and automotive repair and sales.

Building Size	<u>4 industrial buildings</u> 40,850± SF total 3,978± SF office 36,872± SF warehouse
Lot Size	<u>3 parcels</u> 3.59± AC total
Parcel IDs	08198-015-000 08198-019-000 08198-007-009
Zoning	BI (Business Industrial)
Land Use	Industrial
Jurisdiction	City of Gainesville



- **Functional Design:** All four buildings on this property offer a straightforward layout, providing a practical environment for various industrial operations and storage options.
- **Office Facilities:** The larger buildings offer office space options filling the needs of the various uses and businesses leasing these buildings. These office areas cater to administrative needs while keeping the focus on industrial functionality.
- **Ease of Access:** All buildings cater to the ease of interior access with multiple roll-up commercial doors and docks into the warehouse space, promoting operational efficiency.
- **Ceiling Height:** The buildings offer generous ceiling heights to maximize the use of storage space and equipment maneuverability needed for a variety of businesses.
- **Power Infrastructure:** Building 2 is equipped with three-phase power, this space is ready to support industrial-grade machinery and equipment.
- **Security Assurance:** The fenced exterior provides a level of security for the property and its assets.
- **Strategic Location:** Direct access to NE Waldo Road/NE State Road 24, less than one mile from Gainesville Regional Airport, ensures convenient transportation and logistics. The property has direct road frontage on NE Waldo Road with 23,500± AADT.
- **Ample Parking:** Adjacent to the building, paved parking offers practical parking solutions for your team and visitors.



Purchase Options

A) Entire Property: 4 buildings
(40,850± SF total) + 3 Land Parcels
(3.59± AC total)

Sales Price: ~~\$4,075,000~~ \$3,667,500

Building 1: 13,178± SF

Building 2: 21,600± SF

Building 3: 3,672± SF

Building 4: 2,400± SF

Parcel 1: 1.92± AC

Parcel 2: 0.17± AC

Parcel 3: 1.5± AC

B) Front Property: Buildings 1, 3 and 4
(19,250± SF) + Land Parcels 1 and 2
(2.09± AC)

Sales Price: ~~\$1,925,000~~ \$1,732,500

C) Rear Property: Building 2 (21,600±
SF) + Land Parcel 3 (1.5± AC total)

Sales Price: ~~\$2,150,000~~ \$1,935,000



Building Details



	Building 1, Suite A	Building 2, Suites B & C	Building 3, Suite D	Building 4, Suite E
Building Size:	13,178± SF total (2,378± SF office, 10,800± SF warehouse)	21,600± SF total Suite B: 11,600± SF (1,600± office, 10,000± SF warehouse) Suite C: 10,000± SF	3,672± SF warehouse only, with 8' canopy on front of building	2,400± SF (divided into 5 storage units) with covered canopy in the middle of building
Stories:	One	One	One	One
Docks:	One truck height dock with ramp	Suite B: none Suite C: two truck height docks and one with ramp	NA	NA
Roll-up Doors:	Two 12'x10' doors and one 10'x10' door	Suite B: Three 10'x10' and one 10'x12' to exterior; one 12'x10' interior Suite C: Three 10'x10'	One 14'x10' door and one 10'x10' door	Three 8'x8' doors (one in Unit 1, two in Unit 2)
Other Commercial Doors:	12'x12' sliding dock door	NA	NA	NA
Warehouse Ceiling Height:	28' to the beam and 31' to the deck	28' to the beam and 31' to the deck	Approximately 14' to beam	Approximately 14' to beam
Tenant:	Leased through October 31, 2025	Suite B: On market for lease Suite C: Leased through August 31, 2025	Leased through October 31, 2025	On market for lease
Perimeter:	Fenced area includes Parcel 2 and Building 3. Gated access and provides easement access to Building 2, Suites B & C.	Fenced. Accessed through gate and easement on Parcel 1	Fenced with Building 1	Fenced with locked gate access
Road Frontage:	217 linear feet on NE Waldo Road	NA	NA	62 linear feet on NE Waldo Road

Investment Overview



Lease and Financial Details

Building 1, Suite A

Tenant: Bunt Backline Event Services

Term: 4 years (November 1, 2021 – October 31, 2025) with 4-year renewal option

Monthly Rent: \$8,000.00

Building 2, Suite B

On Market for Lease

Asking Lease Rate: \$8.00/SF Gross

Building 2, Suite C

Tenant: List Industries

Term: 5-year extension (September 1, 2020 – August 31, 2025)

Monthly Rent: \$3,583.33

Building 3, Suite D

Tenant: Bunt Backline Event Services

Term: 4 years (November 1, 2021 – October 31, 2025) with 4-year renewal option

Monthly Rent: \$3,300.00

Building 4, Suite E

On Market for Lease

Full Building Asking Lease Rate: \$1,600/Month Gross

2023 Financial Analysis

Entire Property

Total Annual Income: \$178,599.96

Total Expenses: \$35,924.06

NOI: \$142,675.90

Buildings 1, 3 & 4 - Suites A, D & E

Total Annual Income: \$135,600.00

Total Expenses: \$21,667.87

NOI: \$113,932.13

Building 2 - Suites B & C

Total Annual Income: \$42,999.96

Total Expenses: \$14,256.19

NOI: \$28,743.77

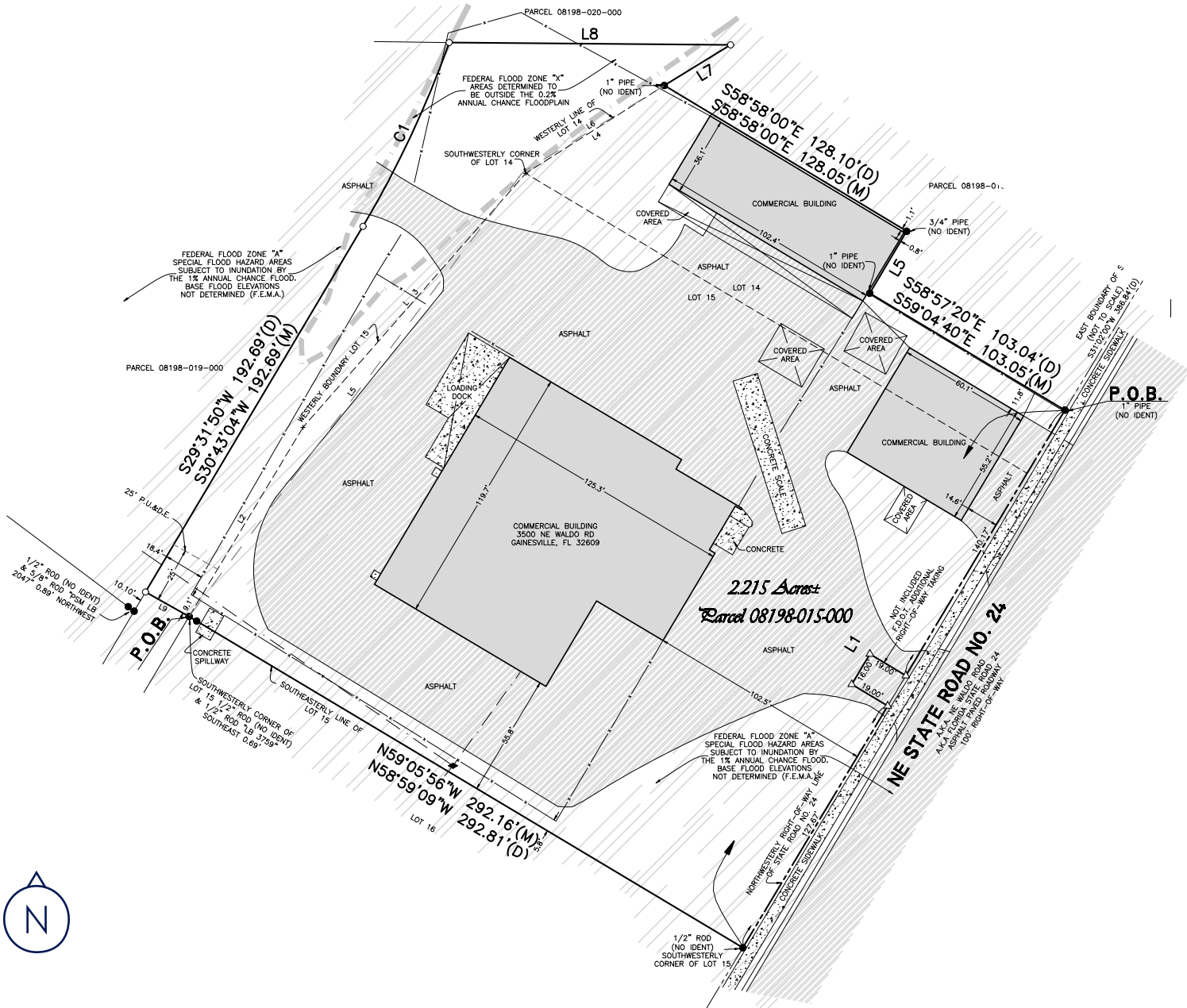
Expenses Include:

Property Tax

Insurance

Site Plan

Parcels 1 & 2



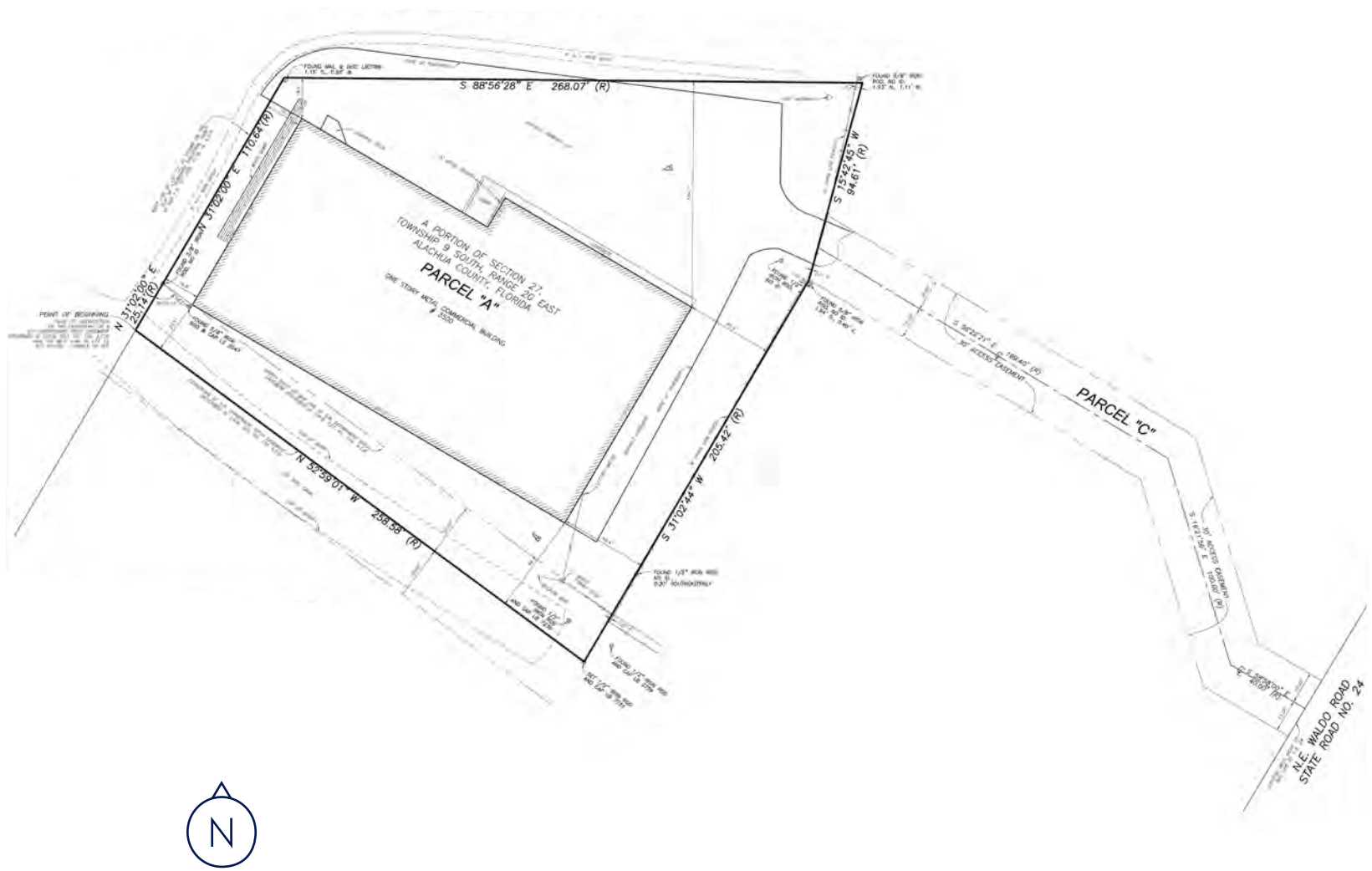


Photo Gallery

Building 1



Building 2



Photo Gallery

Building 3



Building 4

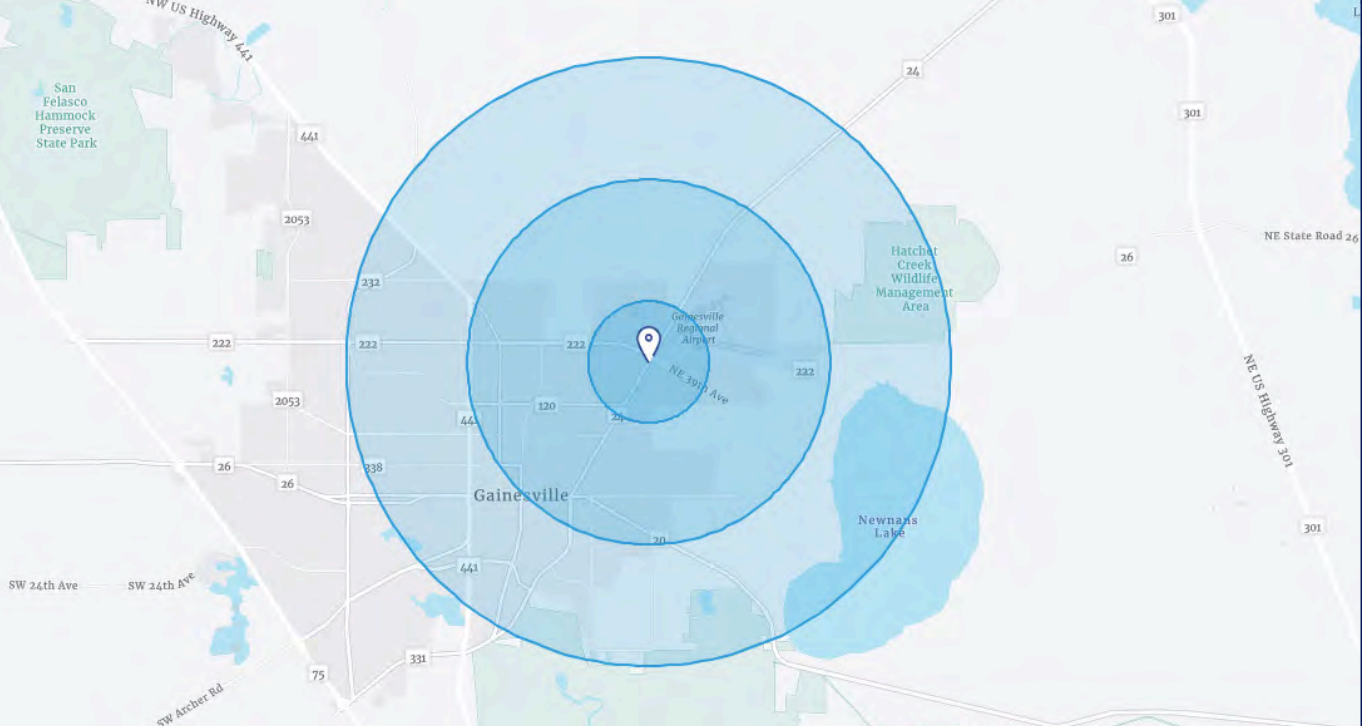


Location



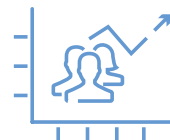


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Area Demographics

Source: ESRI Business Analyst | 5 mile radius



	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Projected Average Household Income (2028)
1 Mile	2,811	2,812	\$52,808	\$62,381
3 Mile	26,381	25,991	\$62,579	\$74,270
5 Mile	85,674	84,921	\$70,146	\$82,998

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