

SECURE FLEX WAREHOUSE

3887 U.S. 90 | Lake City, FL 32055

FOR SALE

FOR MORE INFORMATION:



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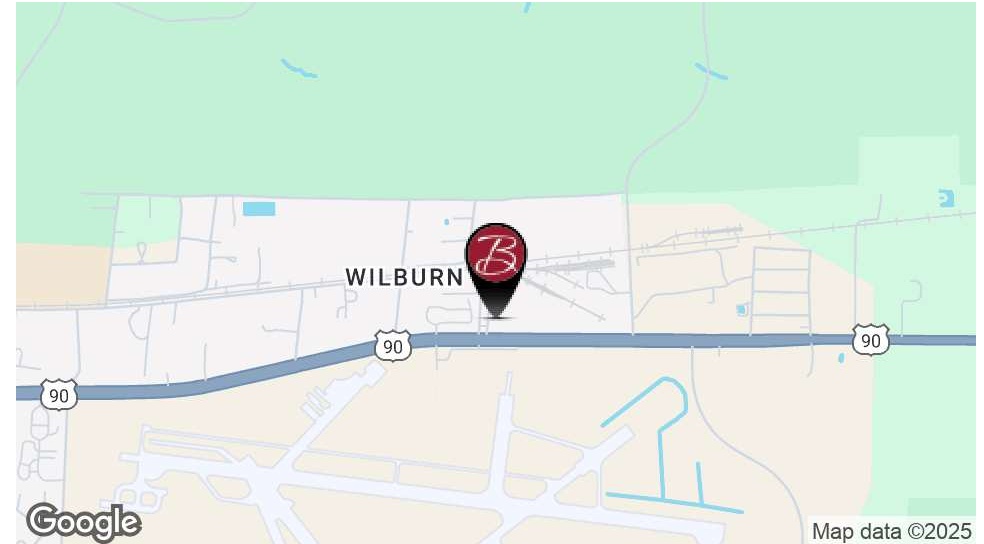
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

SECURE FLEX WAREHOUSE

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$699,000
Building Size:	15,000 SF
Lot Size:	1.72 Acres
Price / SF:	\$46.60
Year Built:	1978
Zoning:	Industrial

PROPERTY OVERVIEW

Exceptional opportunity to acquire a 15,000 SF industrial property on 1.72 fully fenced and gated acres, directly across from Lake City Gateway Airport in Lake City, FL. Currently owner-occupied and will be delivered vacant, ideal for owner-users or investors. Includes a 12,000 SF warehouse (100' x 120') with three bay doors, 1,500 SF office with two restrooms, and a 1,500 SF 1BD/1BA apartment with kitchen and living area—perfect for on-site use or conversion. Prime location near major transportation routes makes this property well-suited for logistics, manufacturing, storage, or service operations.

PROPERTY HIGHLIGHTS

- Two 12' dock-height bay doors and one 13' drive-in bay door
- Warehouse ceiling heights ranging from 12 to 15 feet
- Single-phase 220V power
- Fully fenced 1.72 acre lot with 50 ft gated access

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ADDITIONAL PHOTOS

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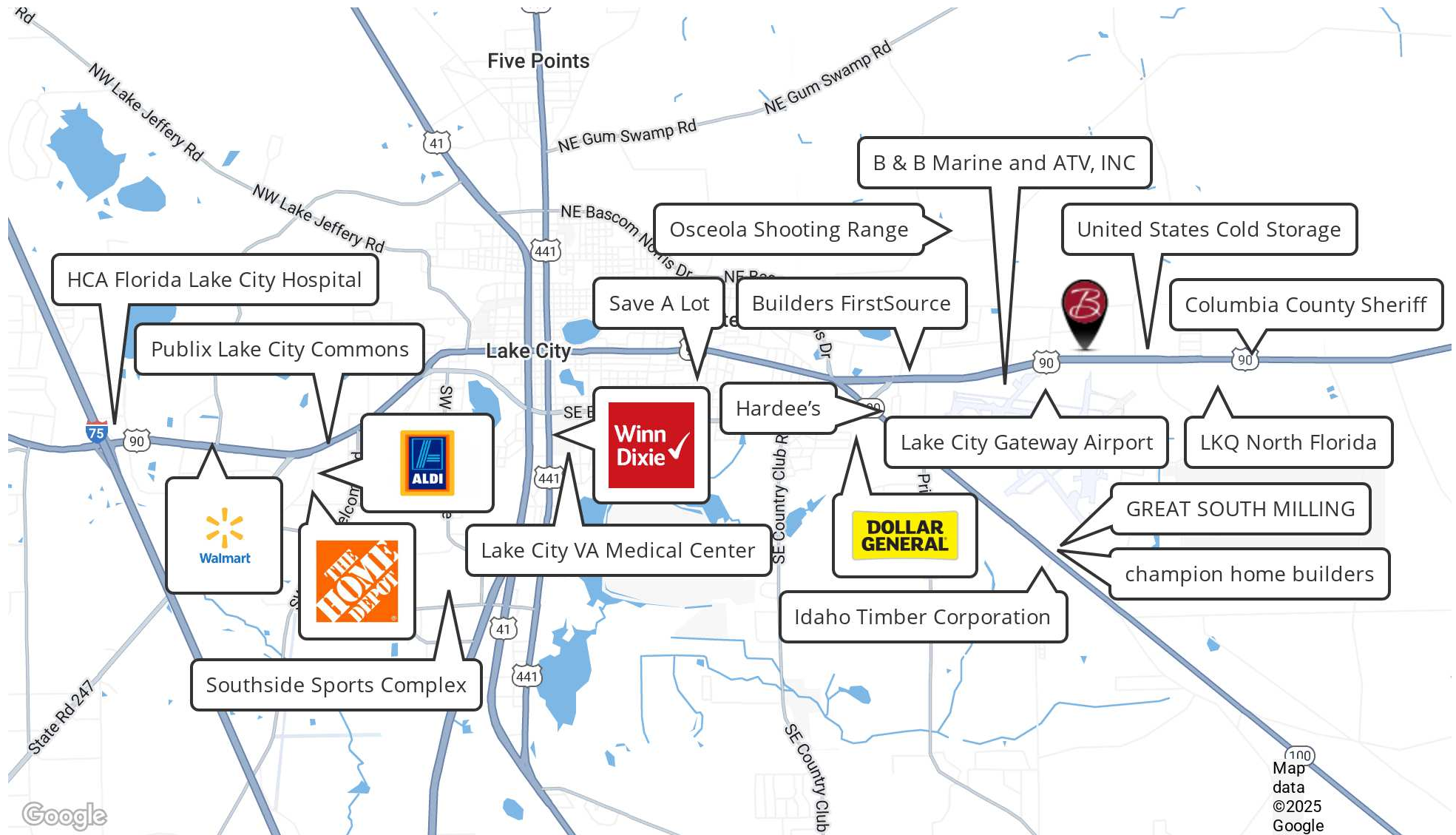
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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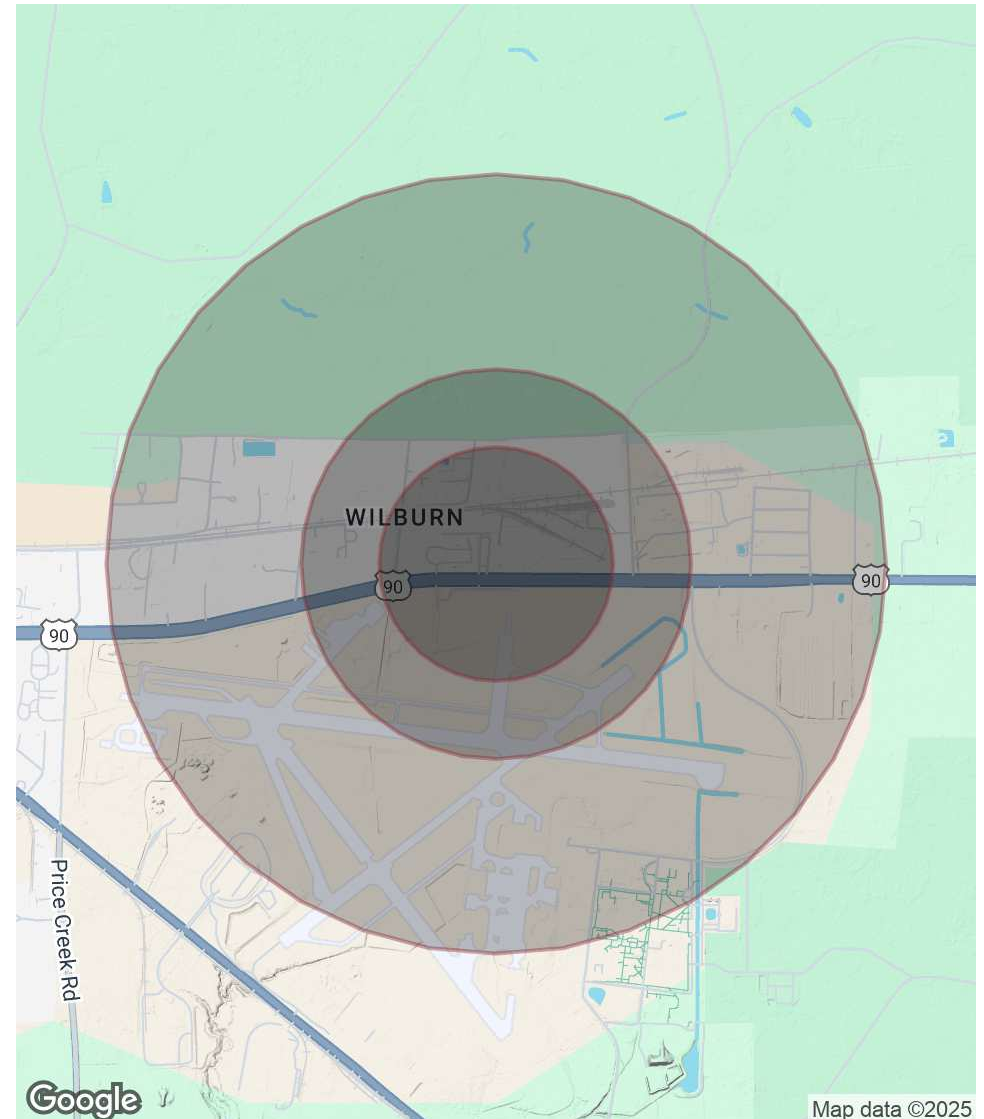
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	44	111	434
Average Age	42	42	42
Average Age (Male)	43	42	42
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	9	50
# of Persons per HH	14.7	12.3	8.7
Average HH Income	\$41,313	\$41,572	\$44,225
Average House Value	\$117,247	\$117,999	\$125,710

Demographics data derived from AlphaMap



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ERIC LIGMAN

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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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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FL #SL3476286

PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

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