



For Sale or Lease

Versatile Office/Warehouse/Flex Space in Prime SW Gainesville Location

7230 W University Ave. | Gainesville, FL 32607

Size: 10,022± SF

Sale Price: \$1,300,000

Lease Rate: \$12.00/SF NNN

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Property Overview

Located in the heart of SW Gainesville's commercial corridor, this 10,022± SF flex space offers a rare combination of professional office, conditioned warehouse, ample storage space and abundant dedicated parking spaces —ideal for a wide range of users. Just off Tower Road and minutes from Newberry Road and I-75, the property provides excellent access to major routes and is surrounded by top-tier retailers including Home Depot, Publix, The Oaks Mall and HCA Florida North Florida Hospital.

Office & Admin Space

- Multiple private offices and conference rooms
- Reception and open work areas
- Breakroom and restrooms
- High-speed data and cable connectivity

Warehouse & Storage

- Conditioned warehouse space with flexible layout
- Ample storage areas for inventory or equipment
- Front access for deliveries or light loading

Site & Access

- Ample on-site parking, 55 total spaces
- Excellent visibility and signage potential
- Easy access to I-75, Newberry Rd, and Tower Rd



Ideal for:

- Medical or health services (e.g., outpatient clinics, physical therapy, diagnostics)
- Professional services (e.g., law, engineering, financial firms)
- Tech or creative studios (e.g., software, media, design)
- Light industrial or logistics (e.g., contractors, fulfillment, specialty trades)
- Educational or training centers (e.g., tutoring, certification programs)

Photo Gallery

Interior

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Photo Gallery

Exterior

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10,022± SF





Location

- Minutes from I-75, Newberry Rd and Tower Rd
- Surrounded by major retail and healthcare anchors
- High-growth area with strong demographics and traffic counts

Area Demographics

Source: ESRI Business Analyst, 2025



**Population
(2025)**

1 Mile

10,868

5 Miles

166,691

10 Miles

247,139

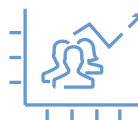


**Average
Household
Income (2025)**

\$75,532

\$104,833

\$99,113



**Projected
Population
(2030)**

11,579

171,385

253,604



**Projected
Household
Income (2030)**

\$84,640

\$117,373

\$111,890

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