

# SALE

## MINI/MAXI WAREHOUSE ASSEMBLAGE

2150/2160 NE 31st Avenue Gainesville, FL 32609



**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

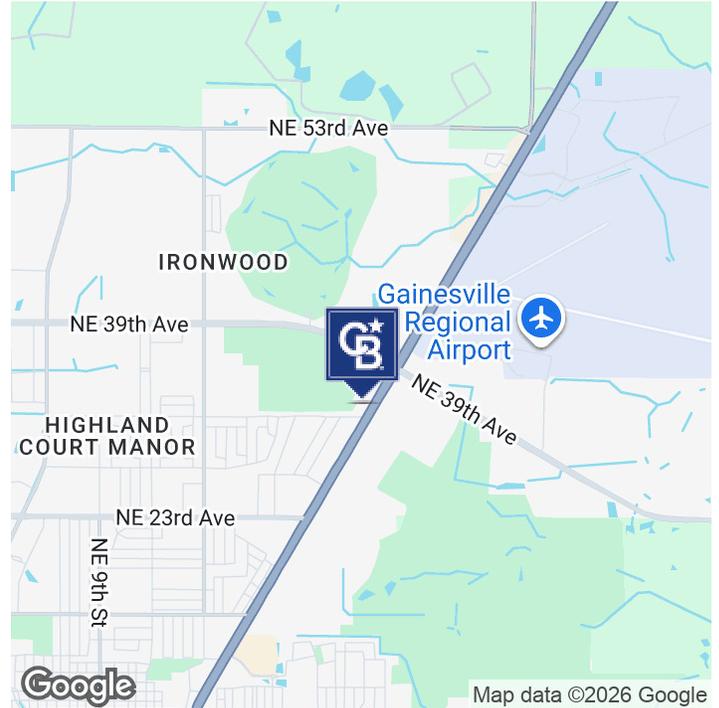


**COLDWELL BANKER  
COMMERCIAL**  
**M.M. PARRISH REALTORS**

# SALE

## MINI/MAXI WAREHOUSE ASSEMBLAGE

2150/2160 NE 31st Avenue Gainesville, FL 32609



### PROPERTY DESCRIPTION

Explore the potential of this industrial property boasting a 29,390 SF building with 116 units, situated in the thriving Gainesville area. Zoned BI and currently enjoying an 85% occupancy rate, this asset presents a prime investment opportunity for industrial and manufacturing investors. With its versatile layout and strategic location, the property offers a solid foundation for businesses seeking to establish or expand their operations. Take advantage of the existing infrastructure and favorable market conditions to make your mark in this dynamic sector. Seize the opportunity to add this high-performing property to your portfolio and drive your industrial ventures to new heights.

### PROPERTY HIGHLIGHTS

- 29,390 SF building
- 116 units
- Zoned BI
- Located in Gainesville area
- 85% occupancy

### OFFERING SUMMARY

Sale Price:	\$2,939,000
Number of Units:	116
Lot Size:	3.75 Acres
Building Size:	29,390 SF
Zoning:	BI
Parcels:	08198-018-000 08198-018-001
NOI:	\$148,076.68
Cap Rate:	5.04%

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# SALE

2150/2160 NE 31ST AVENUE  
2150/2160 NE 31st Avenue Gainesville, FL 32609



**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

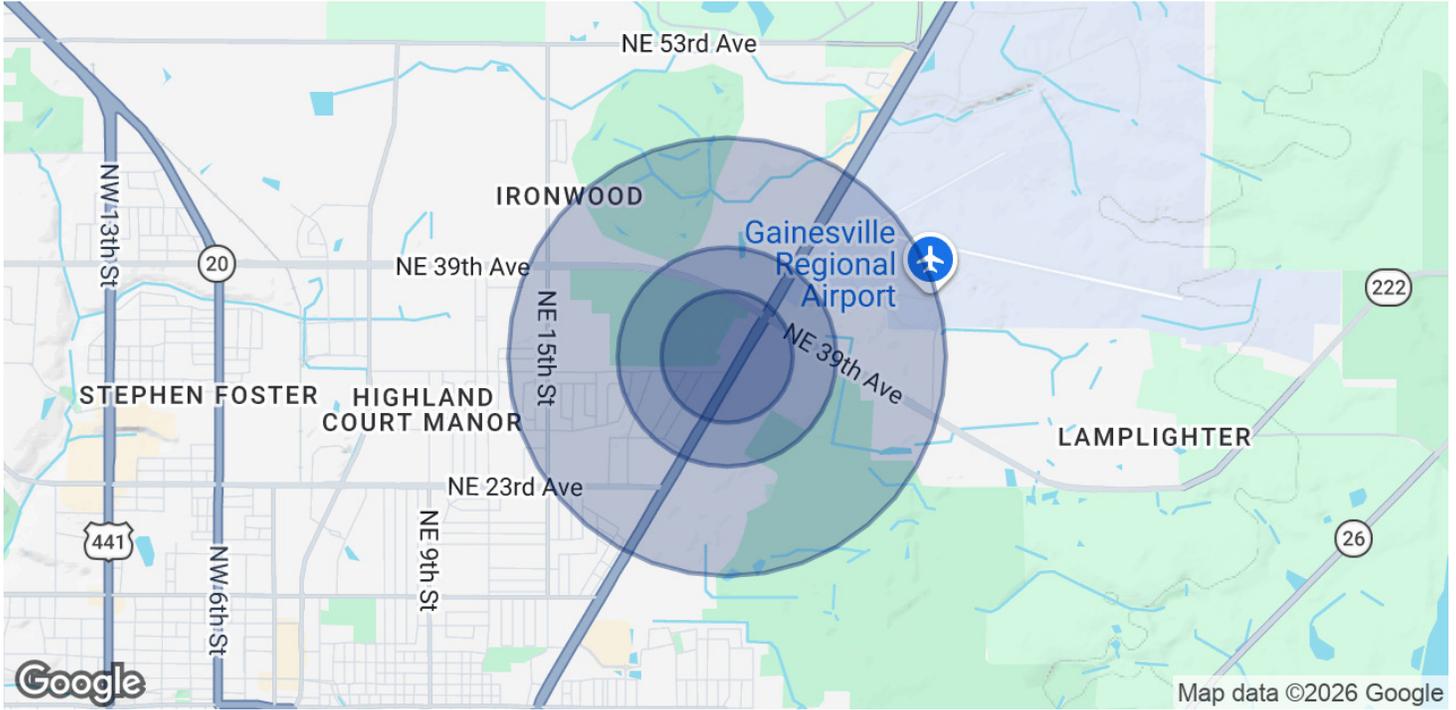
**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# SALE

**2150/2160 NE 31ST AVENUE**  
2150/2160 NE 31st Avenue Gainesville, FL 32609



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	209	782	3,128
Average Age	41	39	38
Average Age (Male)	40	38	36
Average Age (Female)	41	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	48	206	998
# of Persons per HH	4.4	3.8	3.1
Average HH Income	\$49,873	\$52,745	\$57,940
Average House Value	\$252,215	\$287,891	\$333,865

*Demographics data derived from AlphaMap*

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



# SALE

## MINI/MAXI WAREHOUSE ASSEMBLAGE

2150/2160 NE 31st Avenue Gainesville, FL 32609



### CRAIG CARTER

Commercial Realtor

**Direct:** (352) 339-4038

**Cell:** (352) 339-4038

ccarter@mmparrish.com



### MICHELLE CARTER

Commercial Realtor

**Direct:** (352) 339-5734

**Cell:** (352) 339-5734

mcarter@mmparrish.com

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



COLDWELL BANKER  
**COMMERCIAL**  
M.M. PARRISH REALTORS