



4607

Office/Warehouse for Lease

4607 NW 6th Street, Suite G | Gainesville, FL 32609

Size: 1,000± SF | **Lease Rate:** ~~\$16.80/SF NNN~~ | **Pass Thrus:** \$4.25/SF

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Property Details

1,000± SF of office/warehouse space for lease. Located off NW 6th Street in Gainesville North Industrial Park, this location has easy access to US Hwy 441 and only four miles to the Gainesville Regional Airport. The space is divided into 650± SF of office space and 350± SF of warehouse space.

The office area has been recently renovated with vinyl plank flooring, an all-new restroom and new interior paint. There is an open reception area as you enter the suite with lots of natural light from the large front window and glass paned front door. The floorplan is efficient with two large private offices off the main room, a restroom and two spacious nook areas that can be used for storage, a break area or copy room.

The warehouse is located at the rear of the building and can be accessed through the office area or through the back of the building. The warehouse has a ceiling height of 14' and has a 13' commercial roll-up door for rear exterior access. There is additional mezzanine level storage above the office space and is conveniently accessed by a staircase located in the warehouse. There is on-building signage and ample parking.

- Efficient floor plan
- 0.5 mile to US HWY 441
- 4.0 miles to GNV airport
- 14' warehouse ceiling height
- 13' commercial roll-up door
- On-building signage
- Ample parking



Photo Gallery

Office



Warehouse



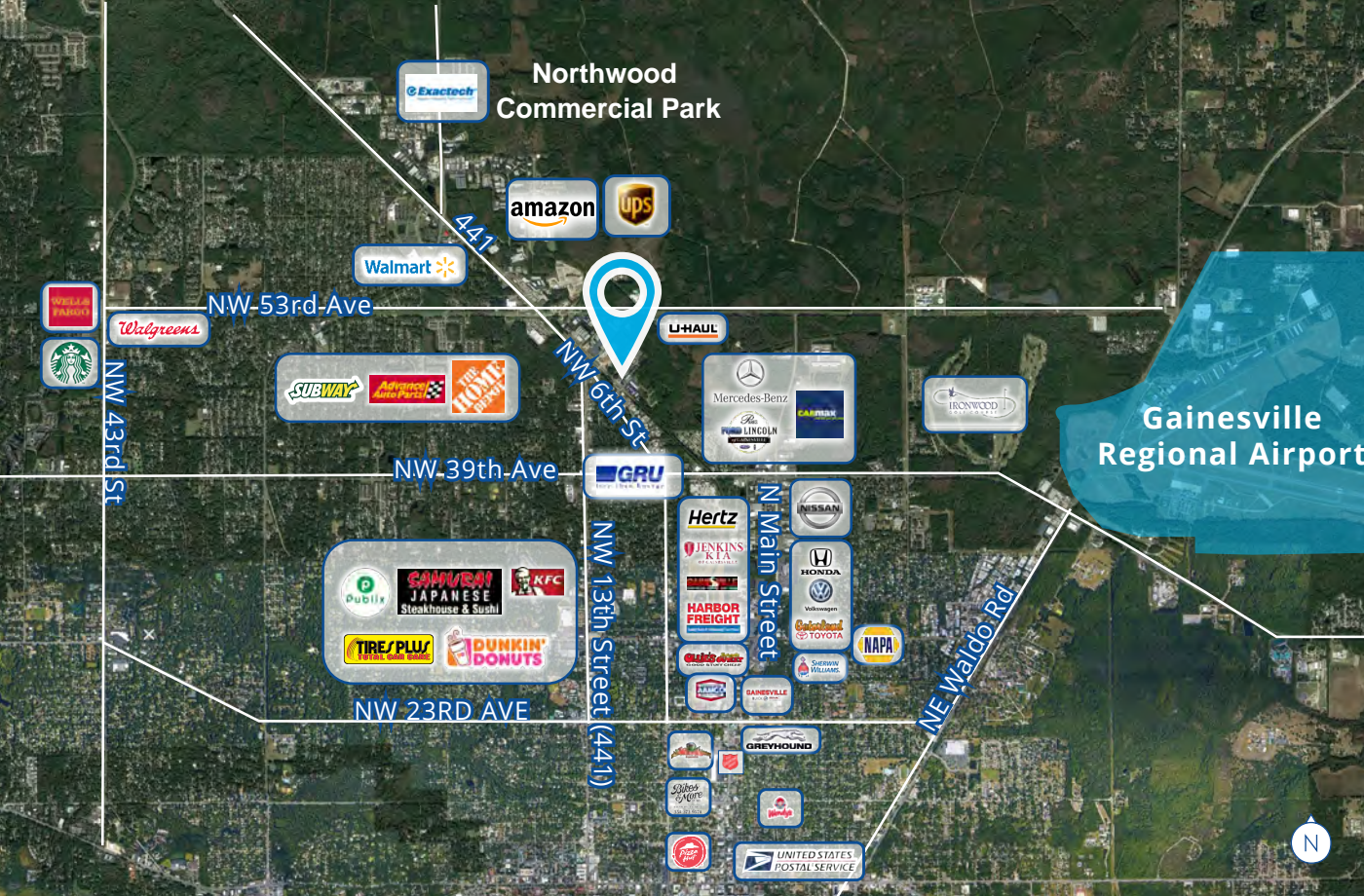


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Area Demographics

Source: ESRI Business Analyst



**Population
(2023)**

1 Mile 3,110
3 Mile 41,804
5 Mile 111,990



**Population
Projection (2028)**

3,094
41,283
111,081



**Average Household
Income (2023)**

\$47,471
\$90,443
\$82,774



**Projected Average
Household Income (2028)**

\$55,188
\$106,444
\$97,289

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