

# NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

12705 NW US Hwy 441 | Alachua, FL 32615



# FOR LEASE

## FOR MORE INFORMATION:



**Eric Ligman**

Director

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**BOSSHARDT**

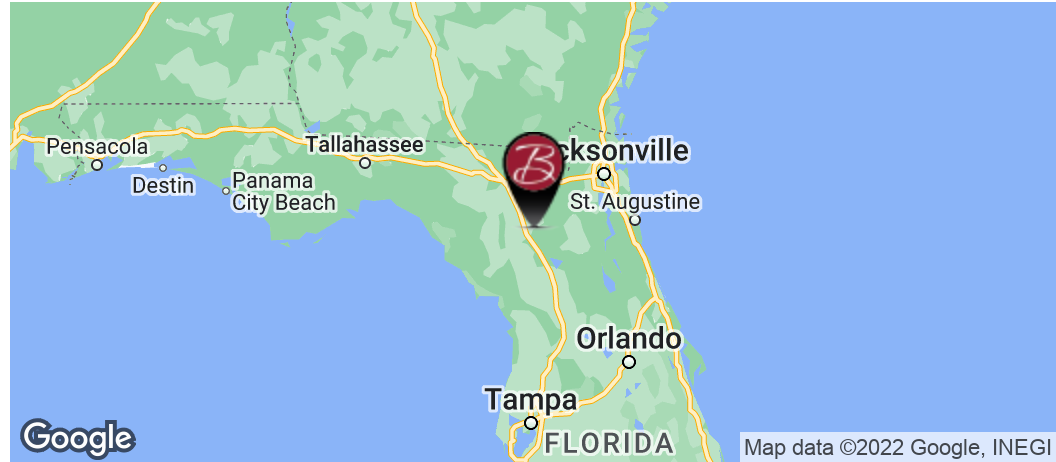
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

## EXECUTIVE SUMMARY

12705 NW US Hwy 441 | Alachua, FL 32615



### OFFERING SUMMARY

Lease Rate:	Subject to Offer
Utilities	Natural Gas Sewer
Lease Type	NNN
Building Size:	195,269 SF
Submarket:	Alachua/Gainesville

### PROPERTY OVERVIEW

Bosshardt Realty Services has been selected to exclusively offer for Lease this 195,269 SF industrial facility, located on Hwy 441, in North Central Florida. With high ceilings, dock high loading, natural gas, grade level roll-up doors, and three phase power, this facility is perfect for any large manufacturer needing a centralized location between Jacksonville, Tampa, and Orlando. The property sits near the University of Florida, I-75, and the City of Alachua and is just minutes from Gainesville.

### PROPERTY HIGHLIGHTS

- Substation with three phase power- unlimited amps- Duke Energy
- Easy access to I-75
- CSX railroad connectivity
- Ceiling clearance 16'-26'
- Docks and grade level doors
- Reinforced concrete flooring
- Sprinkled/wet

### FOR MORE INFORMATION:



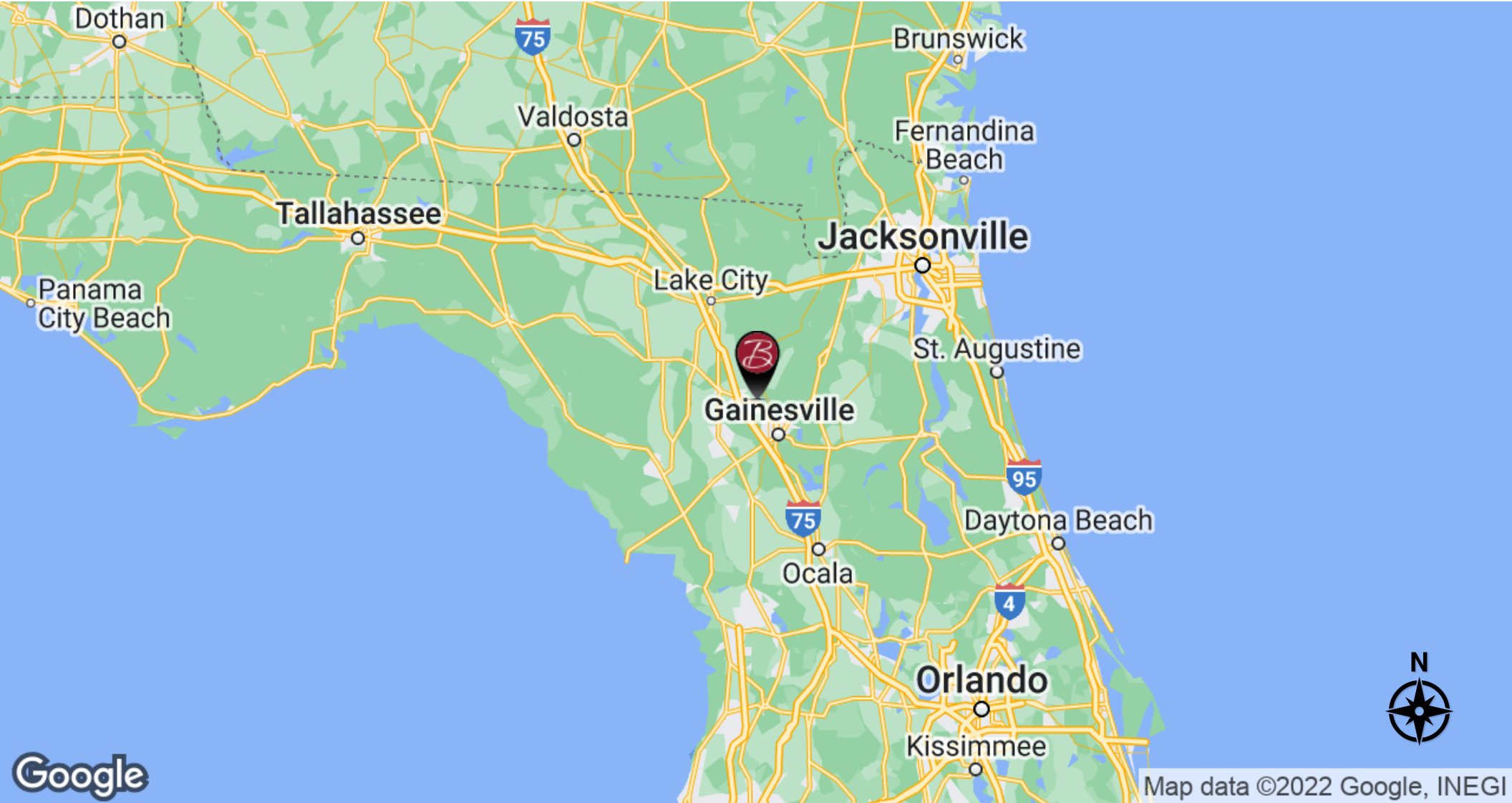
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REGIONAL MAP

12705 NW US Hwy 441 | Alachua, FL 32615



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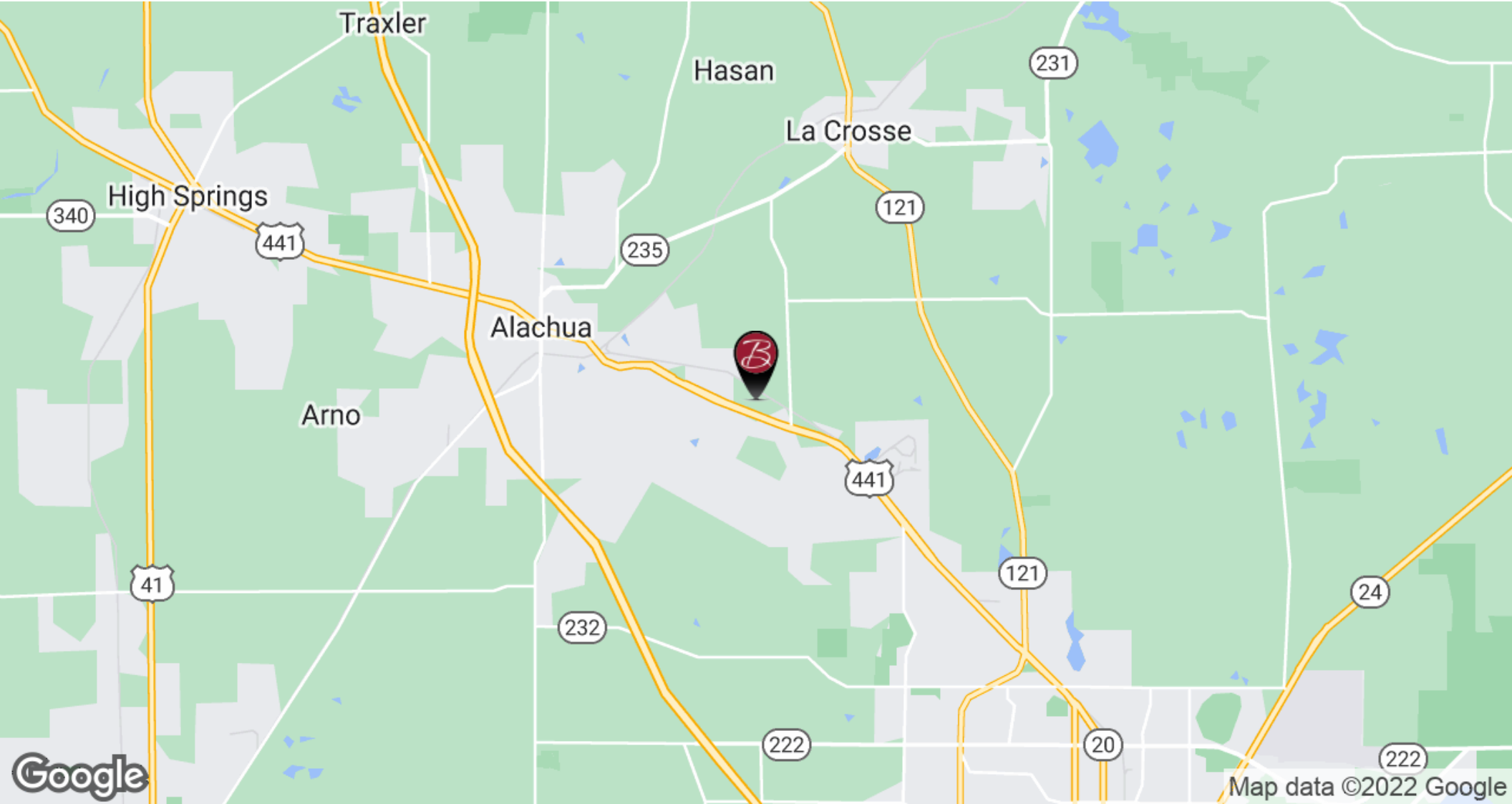
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LOCATION MAPS

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LOCATION MAPS

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LOCATION ON HWY 441

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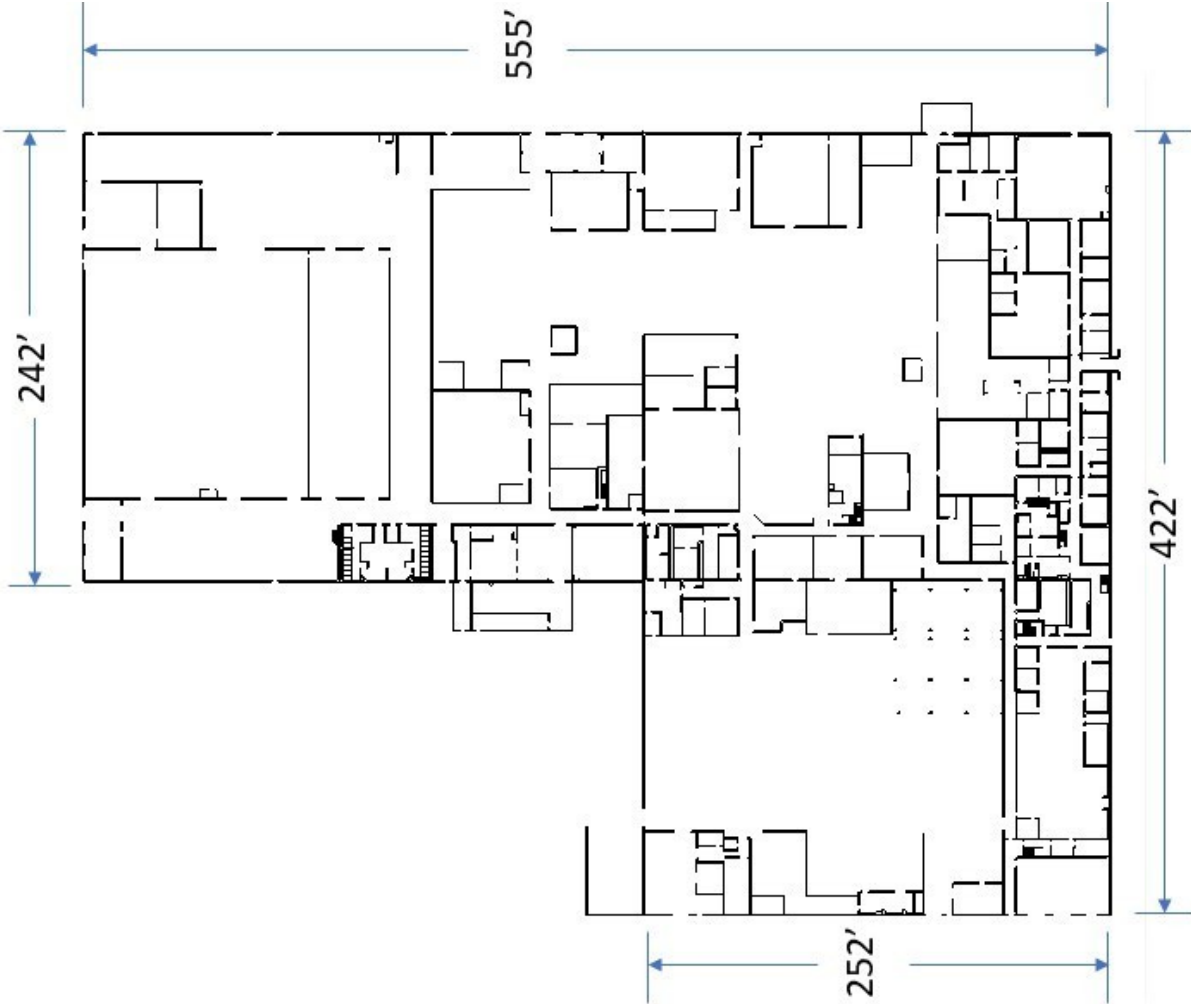
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# NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

## FLOOR PLANS

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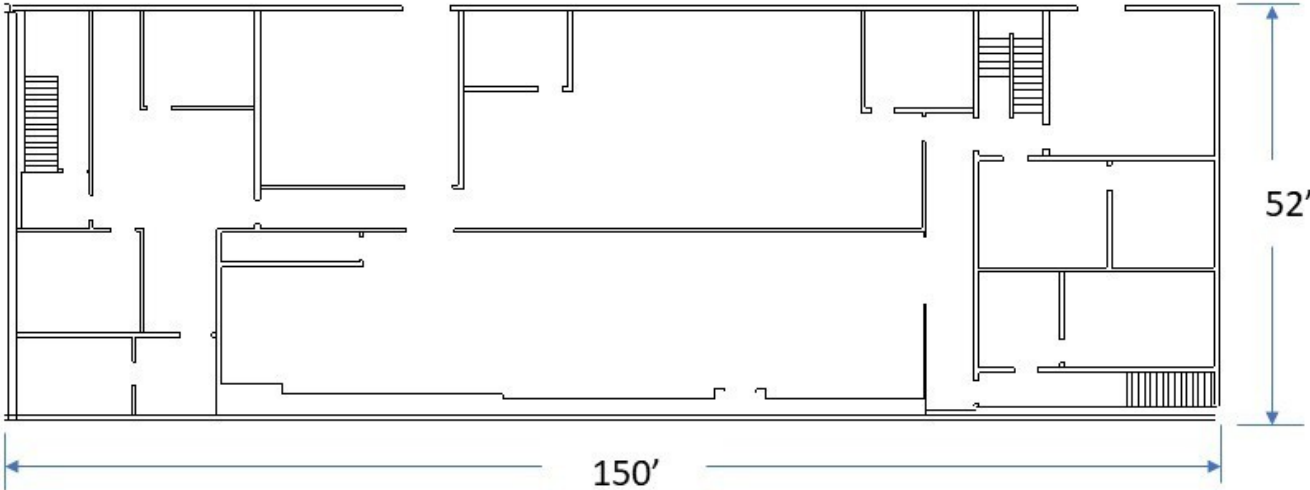


# NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

## FLOORPLAN

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## Second Floor Offices and Computer Room



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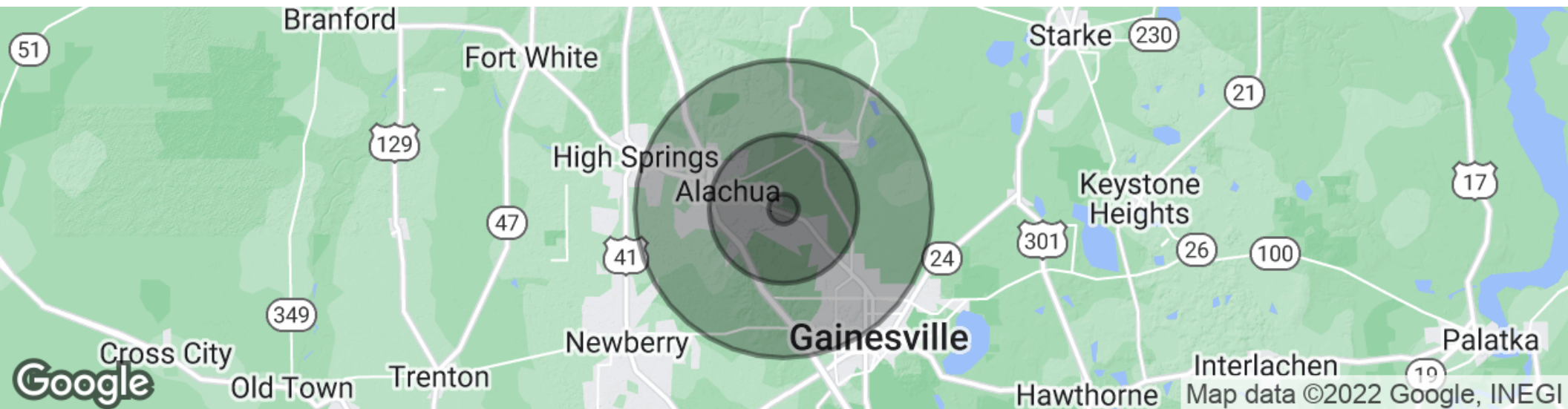
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## DEMOGRAPHICS MAP & REPORT

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### POPULATION

Total population  
Median age  
Median age (Male)  
Median age (Female)

### 1 MILE

456  
43.1  
42.4  
44.0

### 5 MILES

14,592  
41.2  
36.9  
43.7

### 10 MILES

126,274  
36.2  
34.5  
37.3

### HOUSEHOLDS & INCOME

Total households  
# of persons per HH  
Average HH income  
Average house value

### 1 MILE

206  
2.2  
\$79,484  
\$247,739

### 5 MILES

6,029  
2.4  
\$79,083  
\$259,870

### 10 MILES

53,266  
2.4  
\$69,447  
\$241,533

\* Demographic data derived from 2020 ACS - US Census

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## ERIC LIGMAN

Director

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**Direct:** 352.256.2112 | **Cell:** 352.256.2112

### PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

### MEMBERSHIPS

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

**BOSSHARDT REALTY SERVICES**  
5542 NW 43rd Street

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