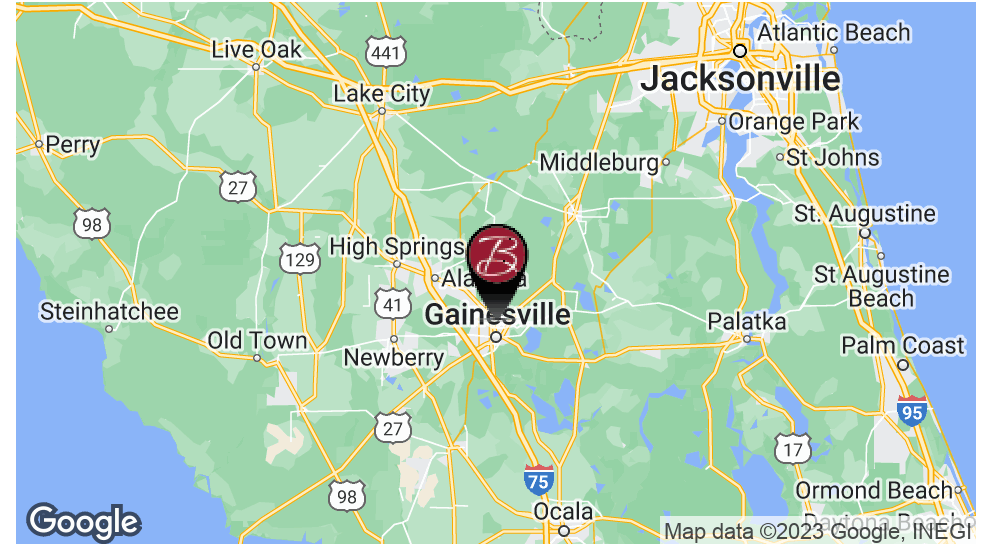


JUST LEASED - FREE STANDING INDUSTRIAL BUILDING

3335 N Main Terrace | Gainesville, FL 32601



OFFERING SUMMARY

Lease Type :	NNN
Base Rent	\$7.00
Estimated NNN Charges	\$.82
Building Size:	20,000 SF
Lot Size:	0.96 Acres
Year Built:	1982
Zoning:	I1
Market:	North Main Street Industrial Park
Submarket:	North Main (Auto Row)

PROPERTY OVERVIEW

I2 zoned warehouse along prime industrial corridor N Main Street. Approximately 20,000 SF of contiguous space includes offices with gated entry. Bay doors are approximately 12 ft high, and the ceiling height is 16'. Parking can easily accommodate 14 spaces. The larger warehouse is approximately 12,500 SF with four roll-up doors facing East. The slightly smaller warehouse consists of approximately 5,000 SF with three rollup doors facing North with access to approximately 3350 SF two-story class C offices facing North.

PROPERTY HIGHLIGHTS

- Ample Parking
- Centrally located within the Main Street Industrial Park
- Fully fenced with security gates.

FOR MORE INFORMATION:



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Sage Alfonso
Commercial Associate
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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

MIXED-USE FREE STANDING INDUSTRIAL BUILDING

3335 N Main Terrace | Gainesville, FL 32601



ERIC LIGMAN

Director

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Direct: 352.256.2112 | **Cell:** 352.256.2112

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.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

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