

TEMPERATURE CONTROLLED INDUSTRIAL FLEX-SPACE

2040 NW 67th Pl | Gainesville, FL 32653



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED INDUSTRIAL FLEX-SPACE

EXECUTIVE SUMMARY

2040 NW 67th Pl | Gainesville, FL 32653



OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
NNN Charges	TBD
Building Size:	23,310 SF
Acres	3.64
Office component	5,009 SF
Warehouse/Production	17,575 SF
Zoning	I-1
Warehouse Ceiling Heights	24' on center 16' on sides

PROPERTY OVERVIEW

23,310 SF heated and cooled industrial flex space is strategically located within the city limits of Gainesville, Florida. Designed to meet the needs of large-scale storage and production, this facility provides many desirable features, such as high ceilings, two dock-high 12' doors, three 12' grade-level roll-up doors, and three-phase power. Benefit from its strategic location, which provides excellent connectivity to Jacksonville, Tampa, and Orlando.

PROPERTY HIGHLIGHTS

- Three-Phase-Power
- 2,000 SF Outbuilding with four (4) 10' roll-up doors
- ample room for outdoor storage and semi-truck parking.
- Full semi-truck access and fully fenced
- Natural Gas

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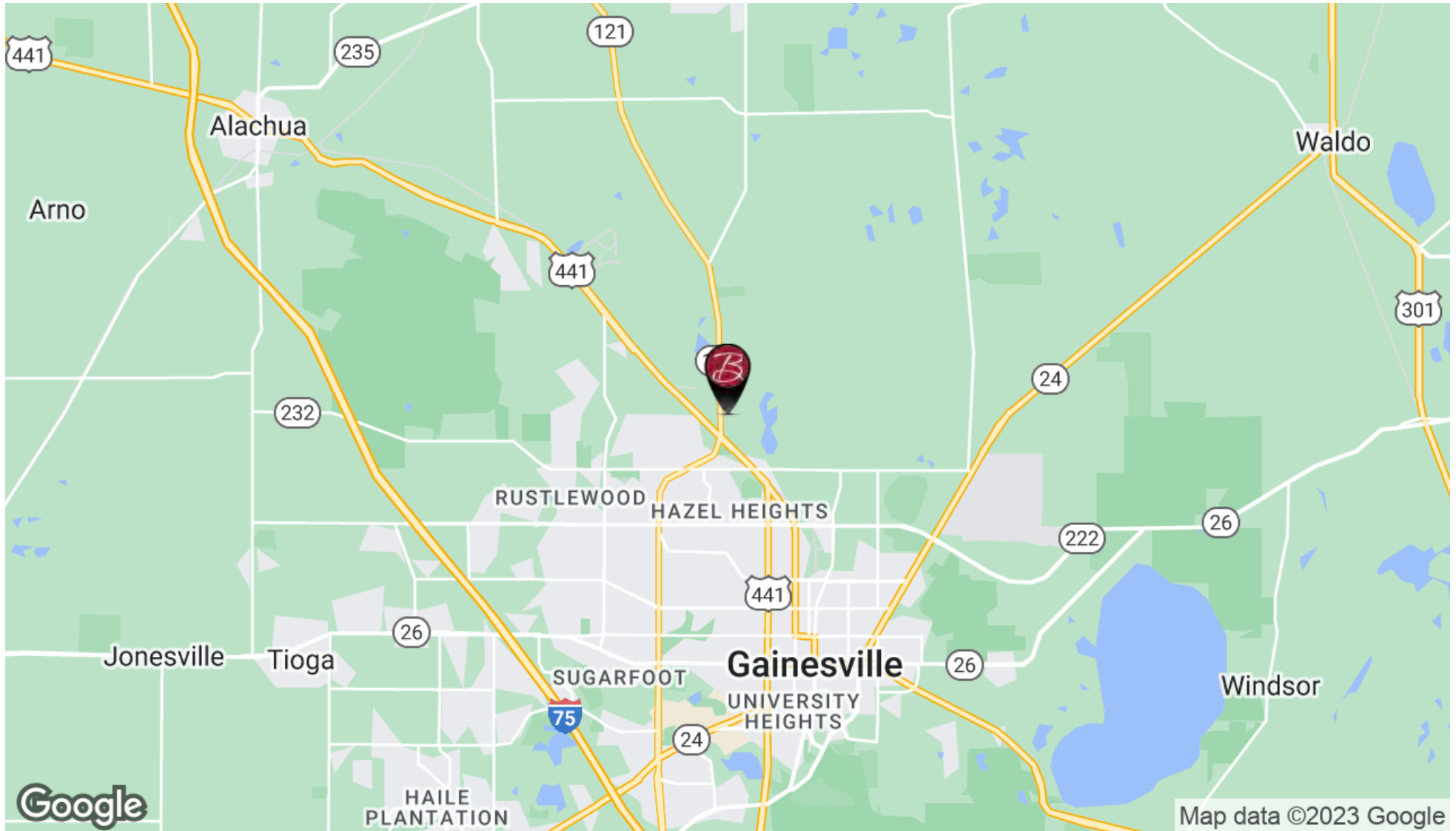
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COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED INDUSTRIAL FLEX-SPACE

LOCATION MAP

2040 NW 67th Pl | Gainesville, FL 32653



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RETAILER MAP

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ADDITIONAL PHOTOS

2040 NW 67th Pl | Gainesville, FL 32653



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EXTERIOR

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TEMPERATURE CONTROLLED INDUSTRIAL FLEX-SPACE

16' ROLL-UPS

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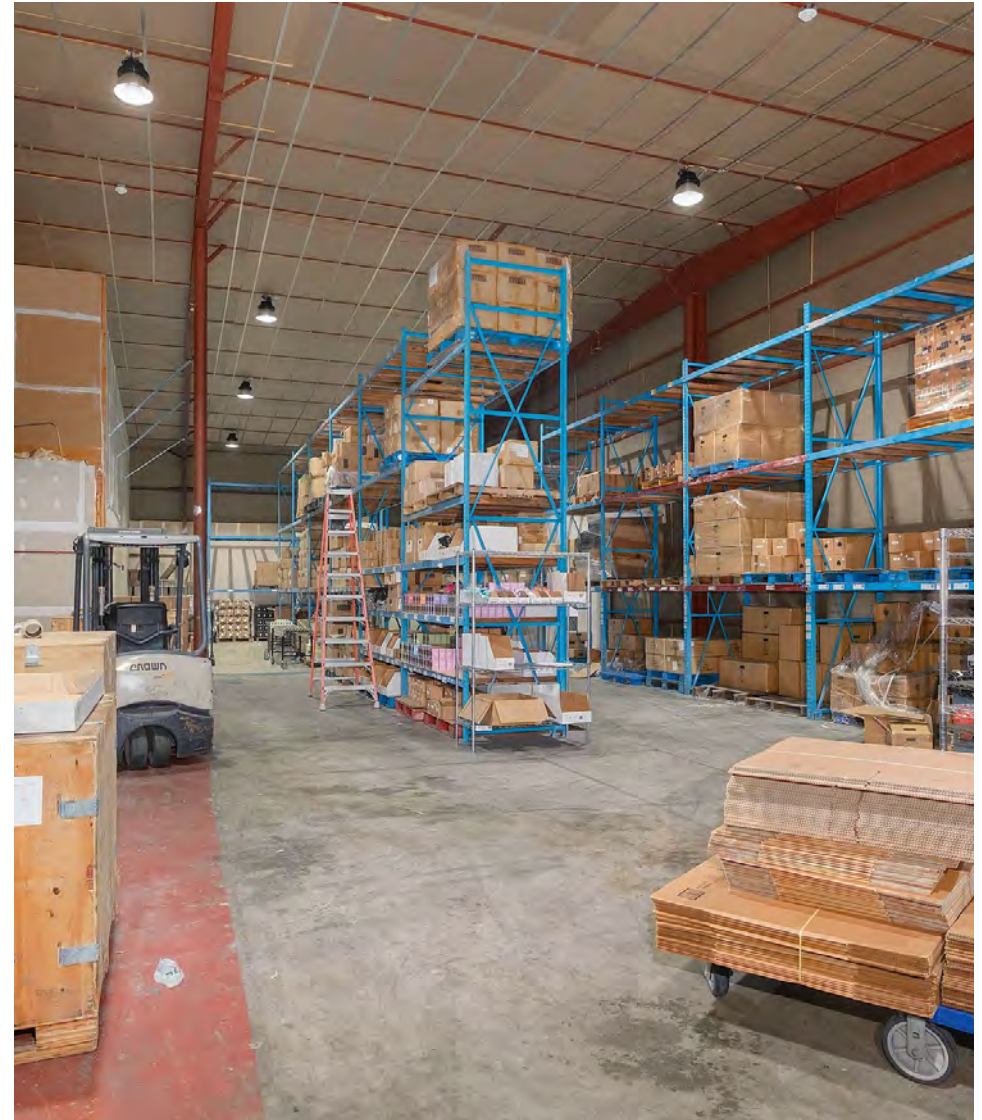
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TEMPERATURE CONTROLLED INDUSTRIAL FLEX-SPACE

WAREHOUSE

2040 NW 67th Pl | Gainesville, FL 32653



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PRODUCTION

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INTERIOR

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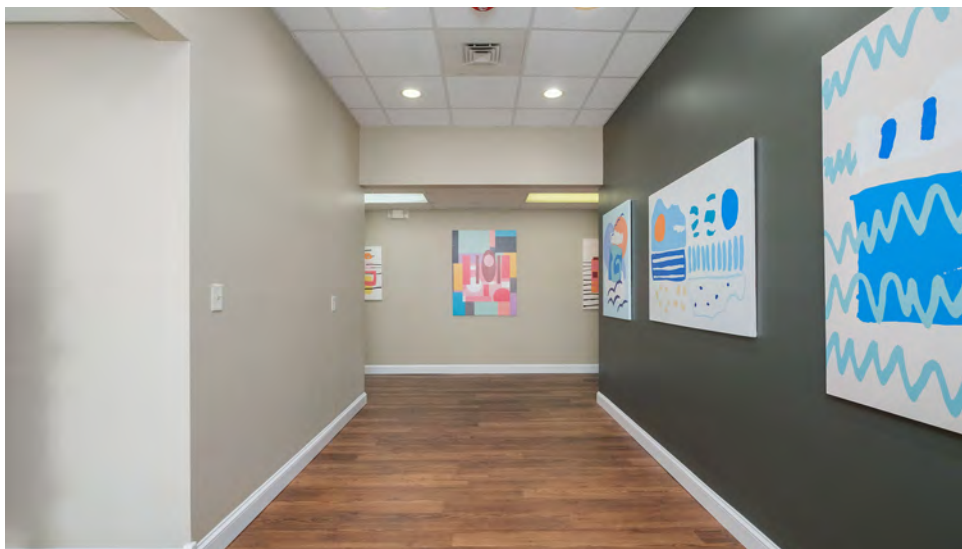
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TO THE BEST OF THE ARCHITECTS OR THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL APPLICABLE FIRE SAFETY REGULATIONS AND ARE DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE SECTION AND CHAPTER 633.1 PL STATUTES.

OFFICE AND WAREHOUSE SPACE
2040 NW 67TH PL
GAINESVILLE, 32653

REVISIONS

NO.	DATE	REF.	BY:

DRAWING STATUS:
AS BUILT

ISSUE DATE:
08.31.2023

DRAWN BY: KJP **CHECKED BY:** ARG

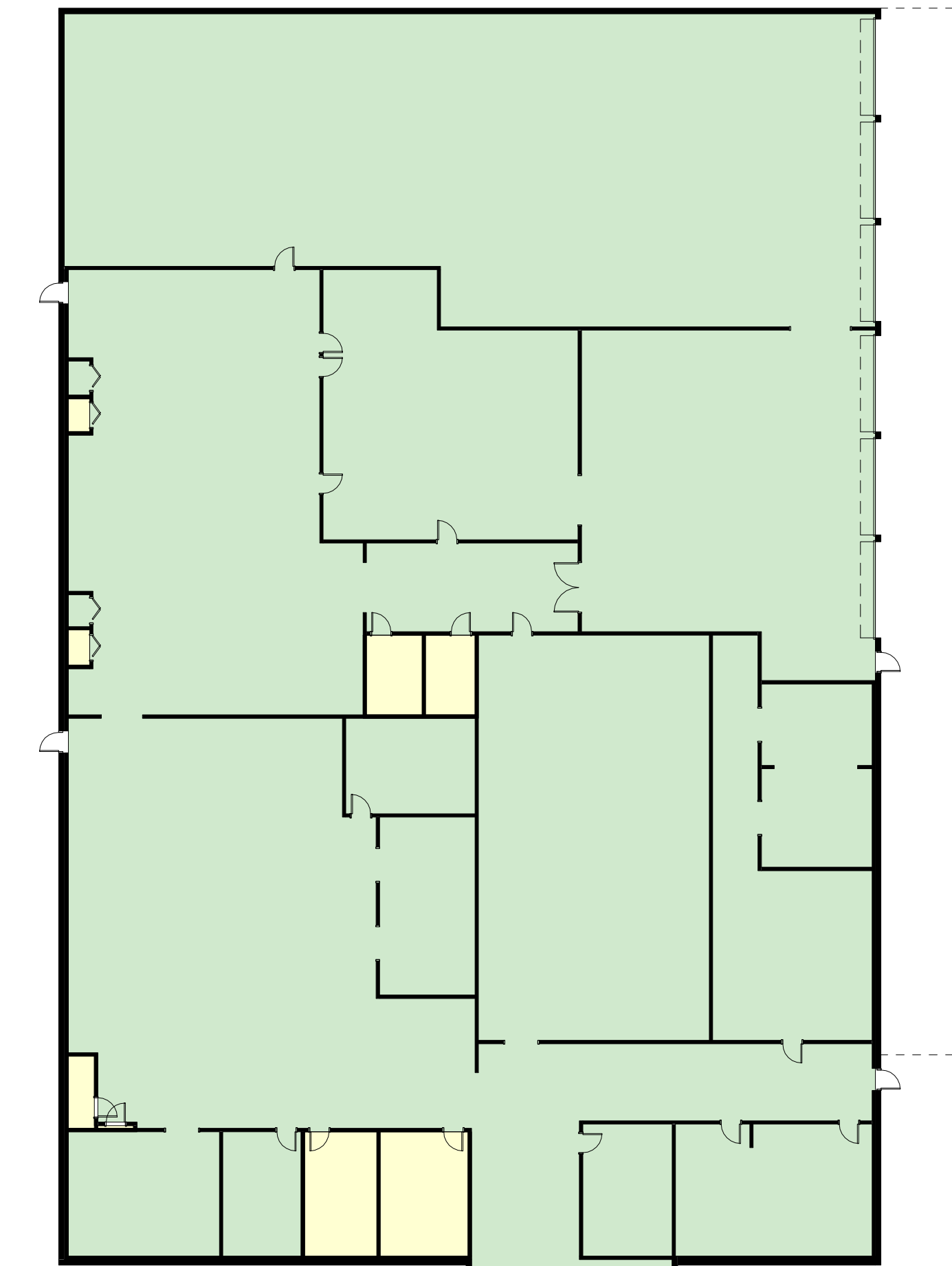
PROJECT NUMBER:
XXXXX

DRAWING TITLE:
KEY PLAN & WAREHOUSE PLAN

SHEET NO.

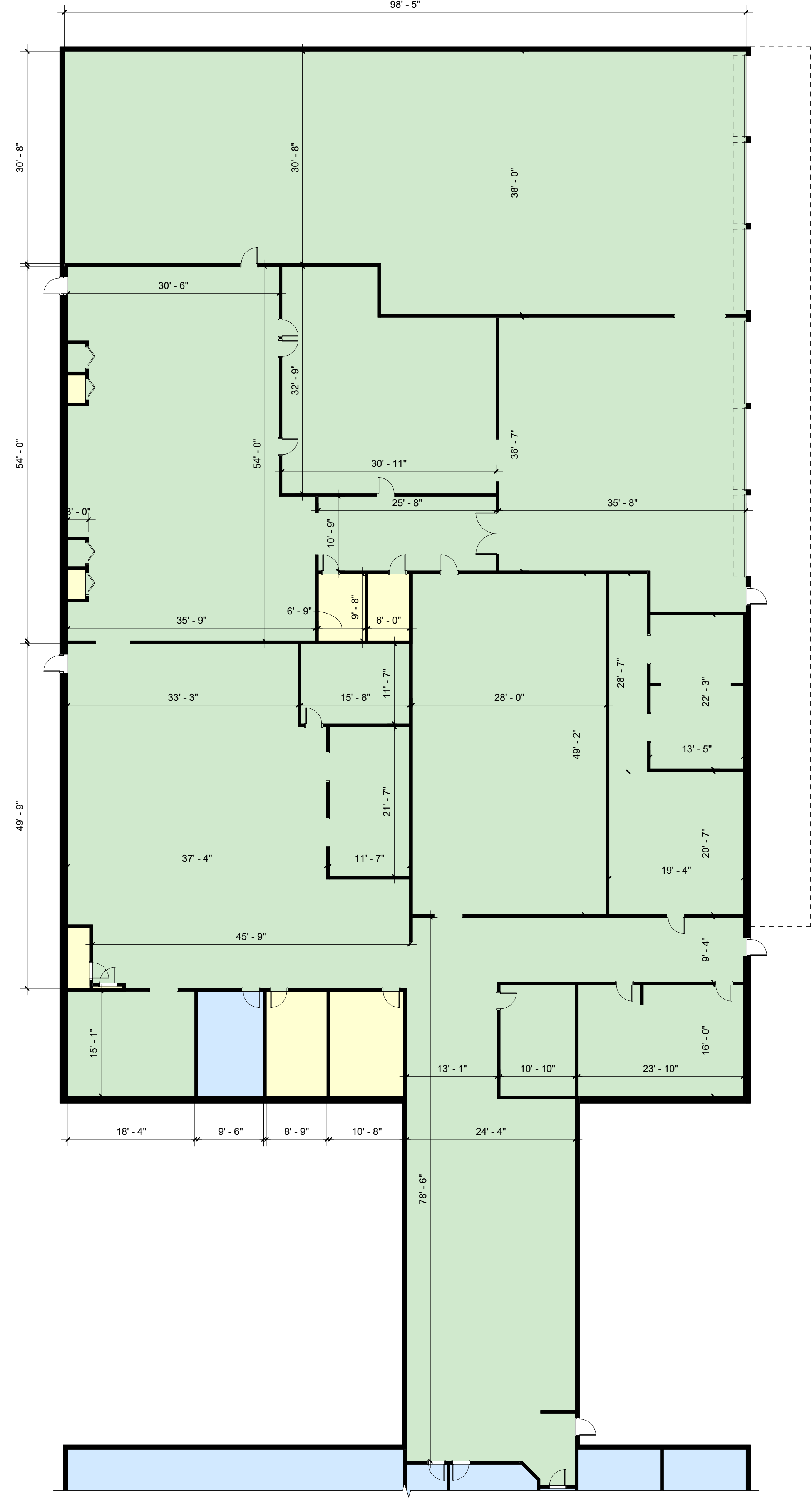
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- 15,576 SQ FT WAREHOUSE AND PACKAGING
- 5,009 SQ FT OFFICE SPACE
- 725 SQ FT RESTROOMS, MECHANICAL, AND JAN

1 KEY PLAN
1/16" = 1'-0"



2 WAREHOUSE PLAN
3/32" = 1'-0"

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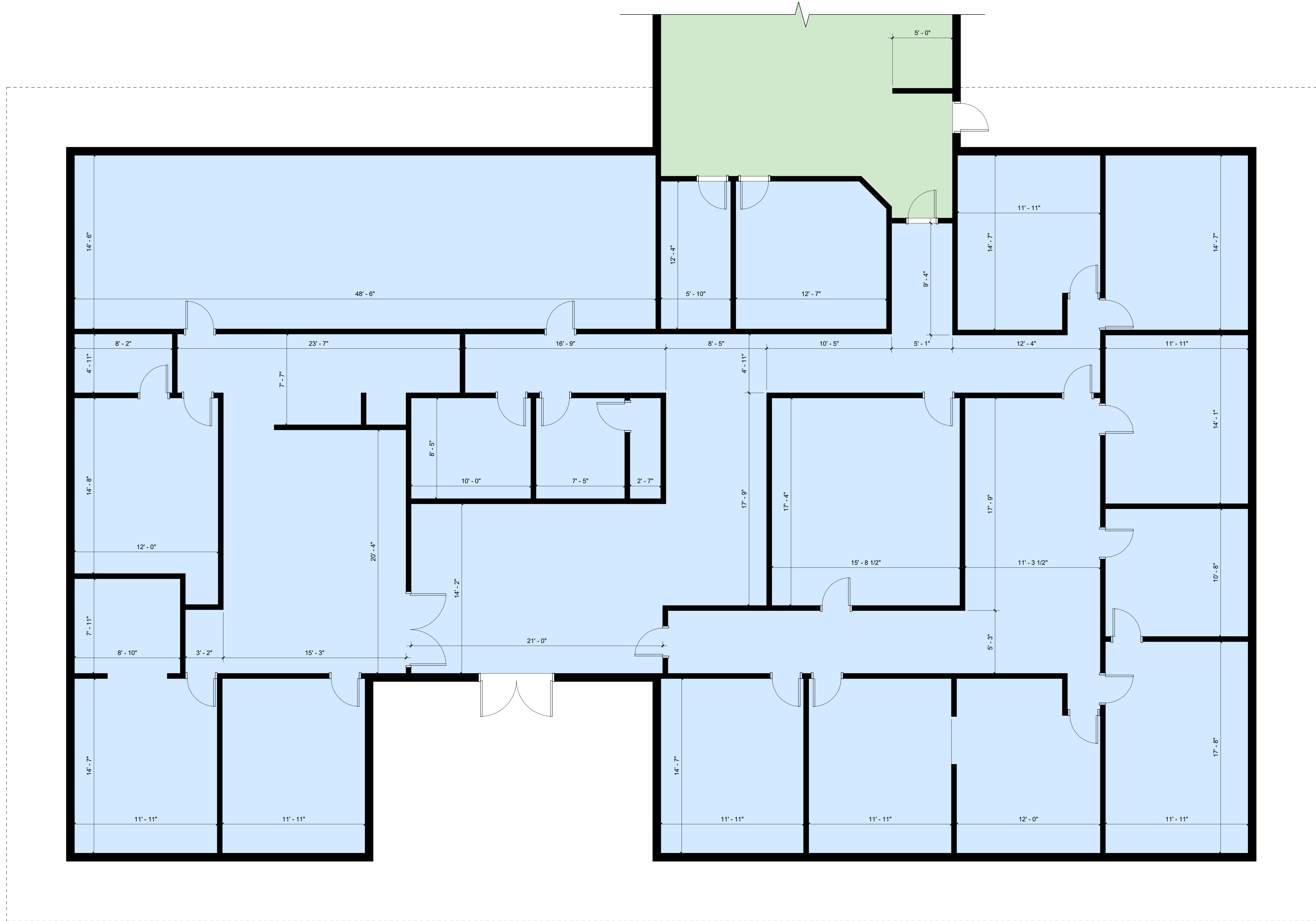
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DRAWING TITLE:
OFFICE PLAN

SHEET NO.

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1 OFFICE PLAN
 1/4" = 1'-0"

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 GAINESVILLE, 32653

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ISSUE DATE:
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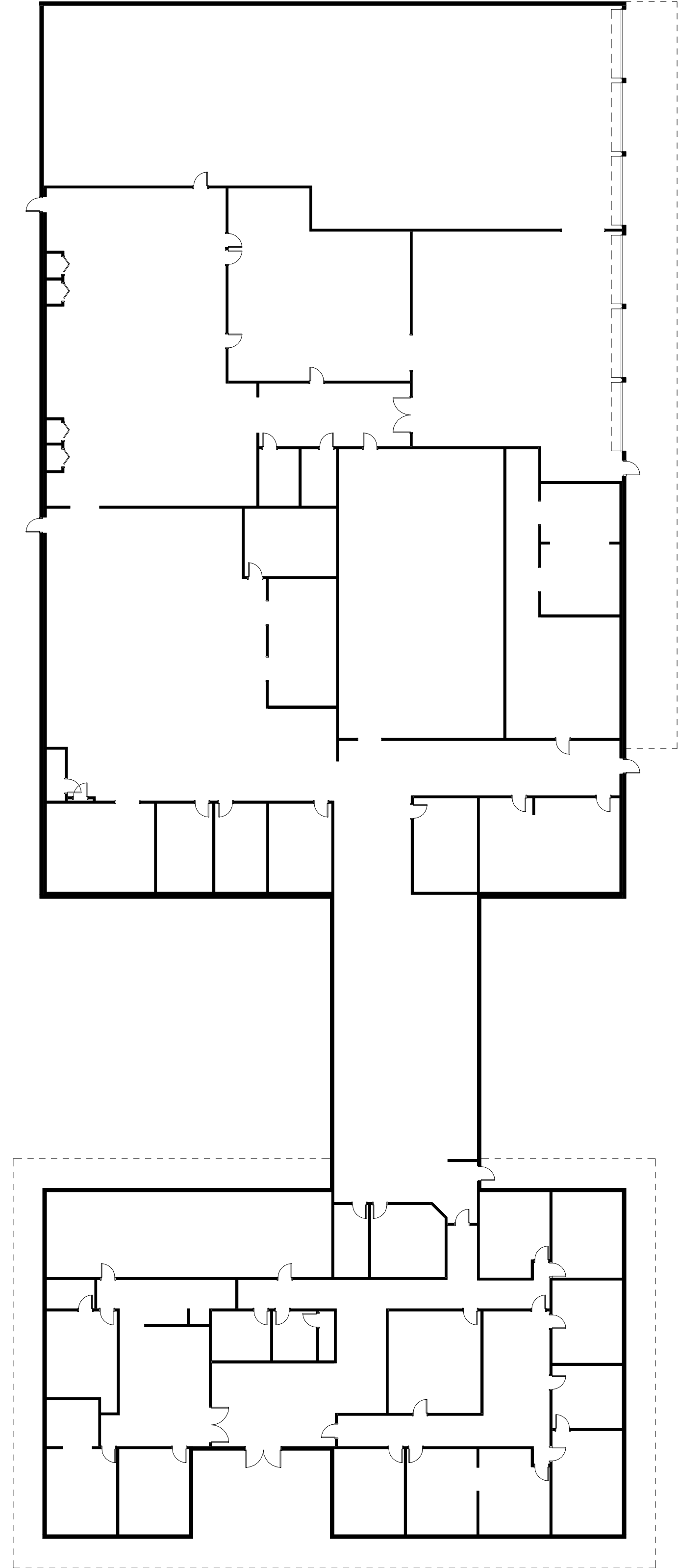
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PROJECT NUMBER:
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DRAWING TITLE:
 CLEAN PLAN

SHEET NO.
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1 CLEAN PLAN
 1/16" = 1'-0"

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DEMOGRAPHICS MAP & REPORT

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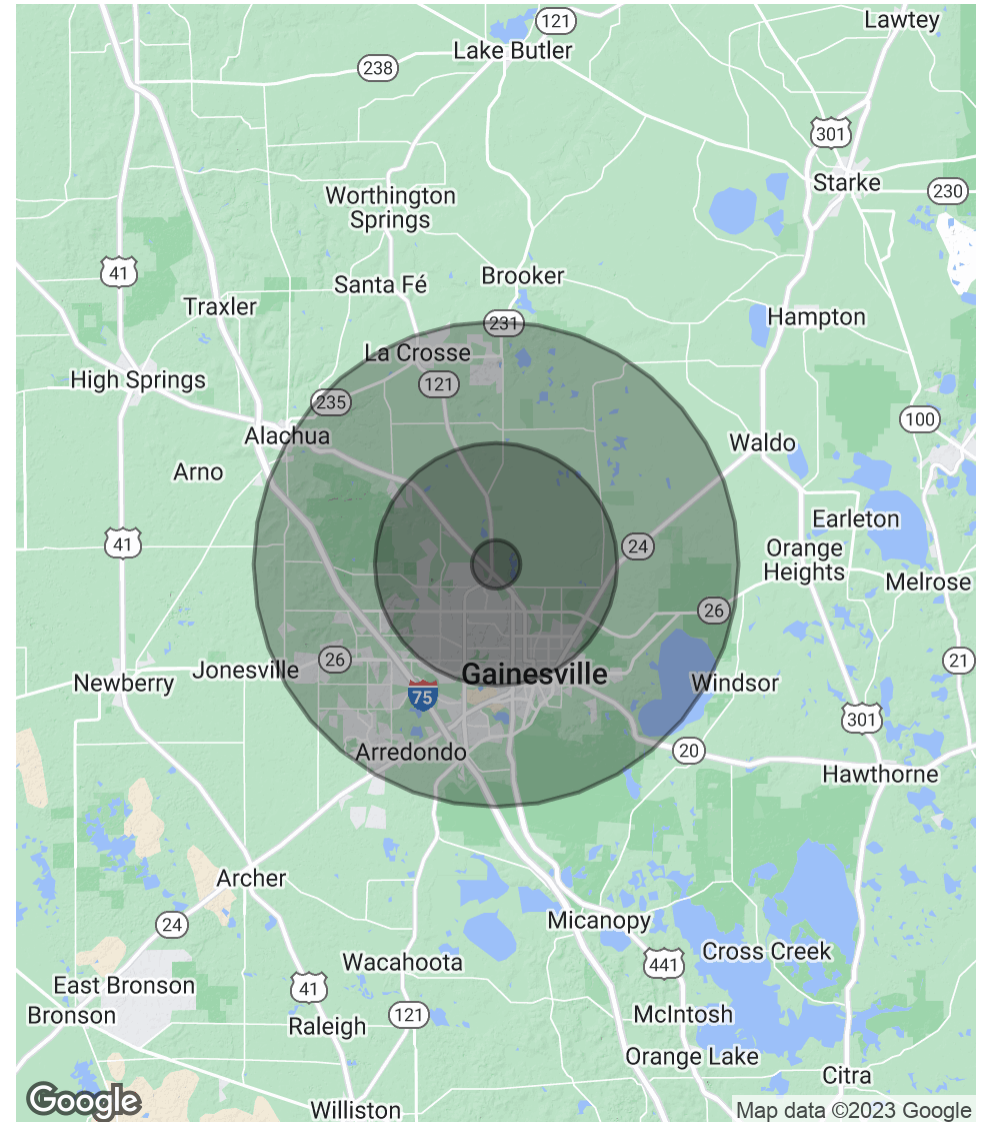
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,685	86,384	214,050
Average Age	27.0	35.8	34.5
Average Age (Male)	21.0	34.5	33.4
Average Age (Female)	31.2	37.7	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,232	38,803	95,809
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$44,015	\$65,004	\$59,492
Average House Value	\$132,905	\$176,438	\$178,055

* Demographic data derived from 2020 ACS - US Census



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ERIC LIGMAN

Director

ericligman@bosshardtrealty.com

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. 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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



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