

Warehouse Space for Lease

Executive Summary

25430 NW 8th Lane, Suite 116 | Newberry, FL 32669



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	15,975 SF
Available SF:	1,074 SF
Lot Size:	1.3 Acres
Number of Units:	1
Year Built:	2005
Zoning:	ILW

PROPERTY OVERVIEW

1,074 SF of office/warehouse space located just West of Gainesville in the City of Newberry. Property highlights include concrete block construction, precasted double -T cement roof decking, three phase power, ample parking, 1 roll-up door, Central HVAC and a fully built out bathroom.

PROPERTY HIGHLIGHTS

- Open Floor Plan
- Three-Phase Electric
- Ample Parking



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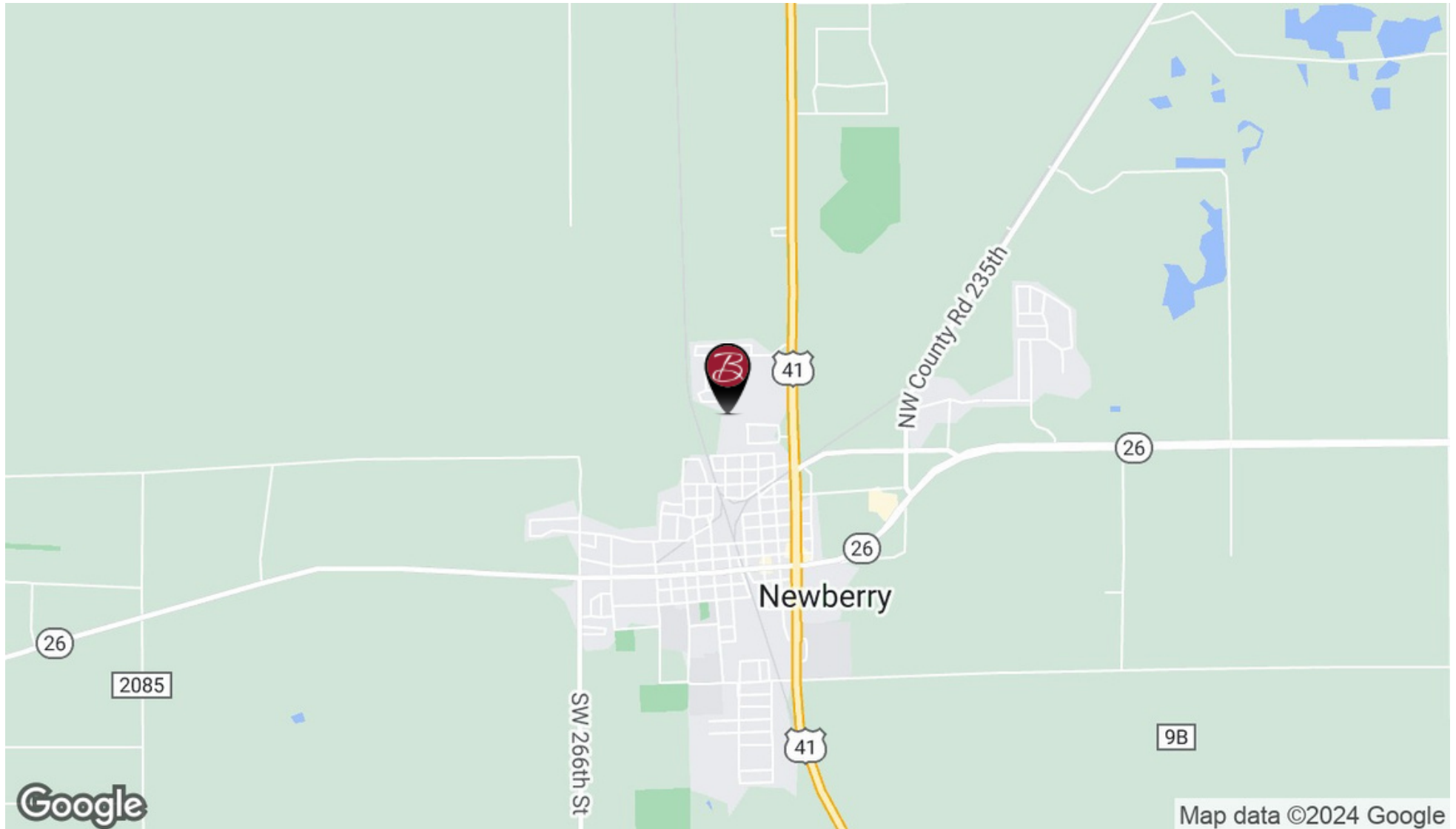


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

Warehouse Space for Lease

Location Map

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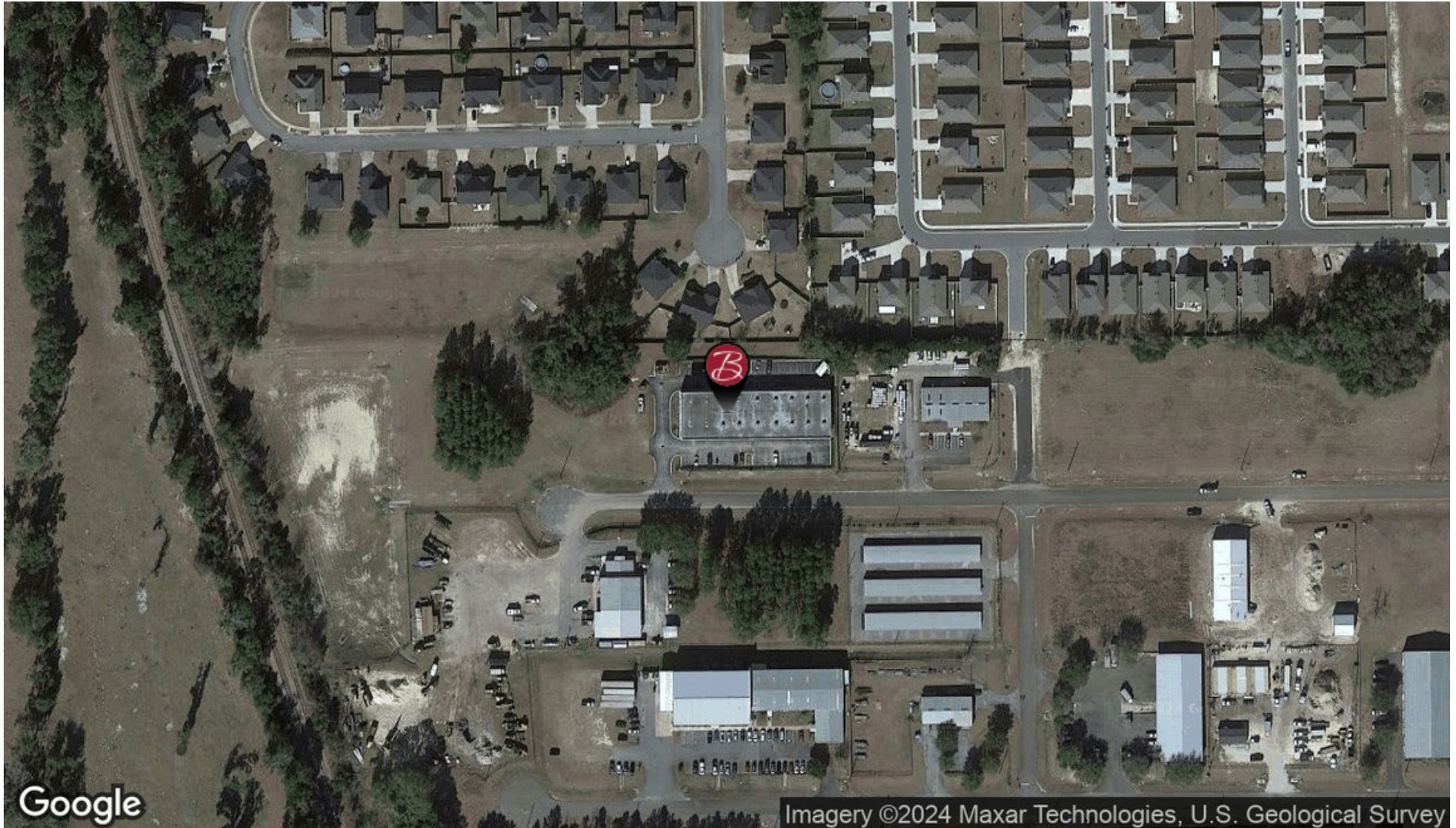


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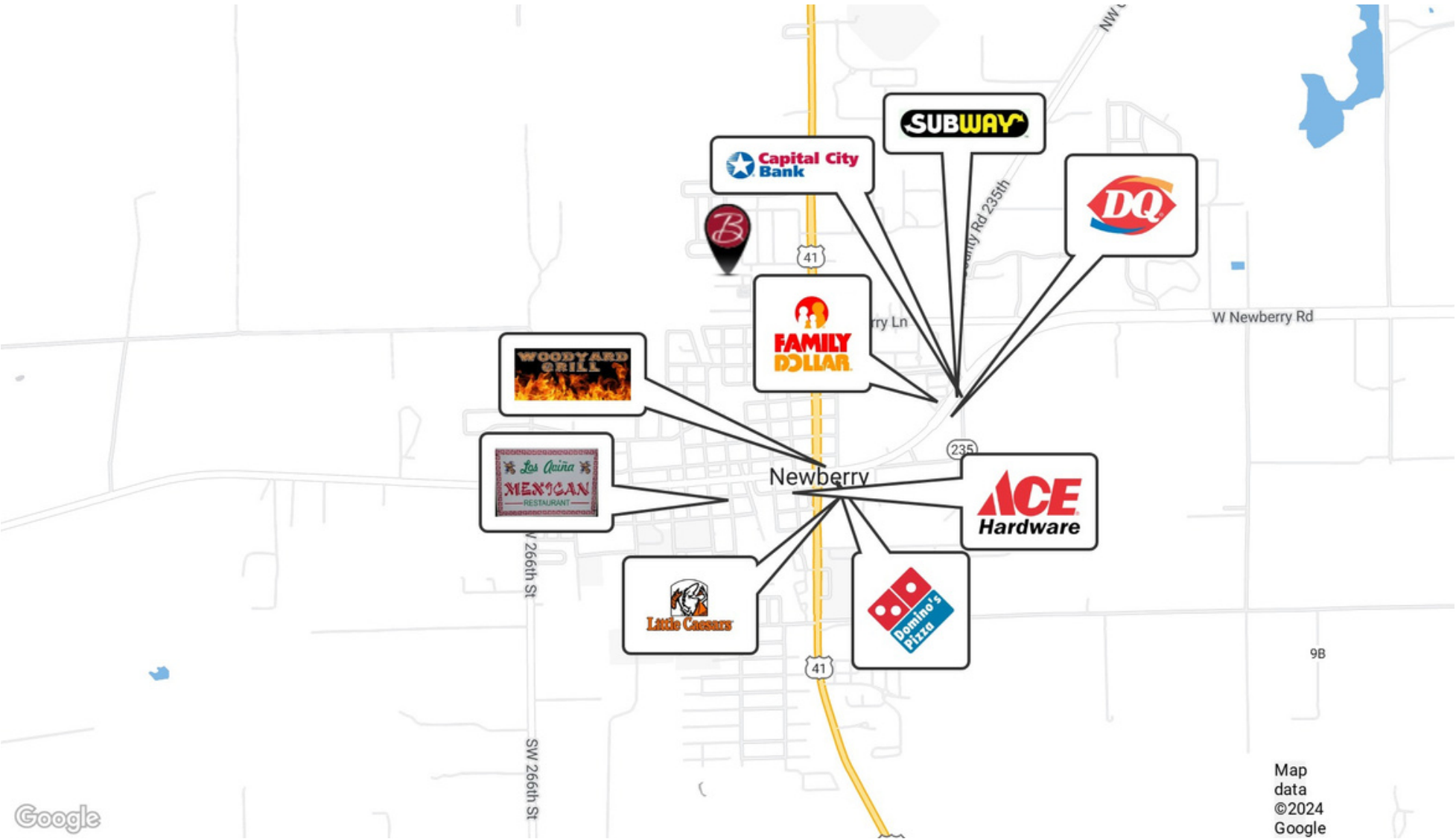
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Retailer Map

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Additional Photos

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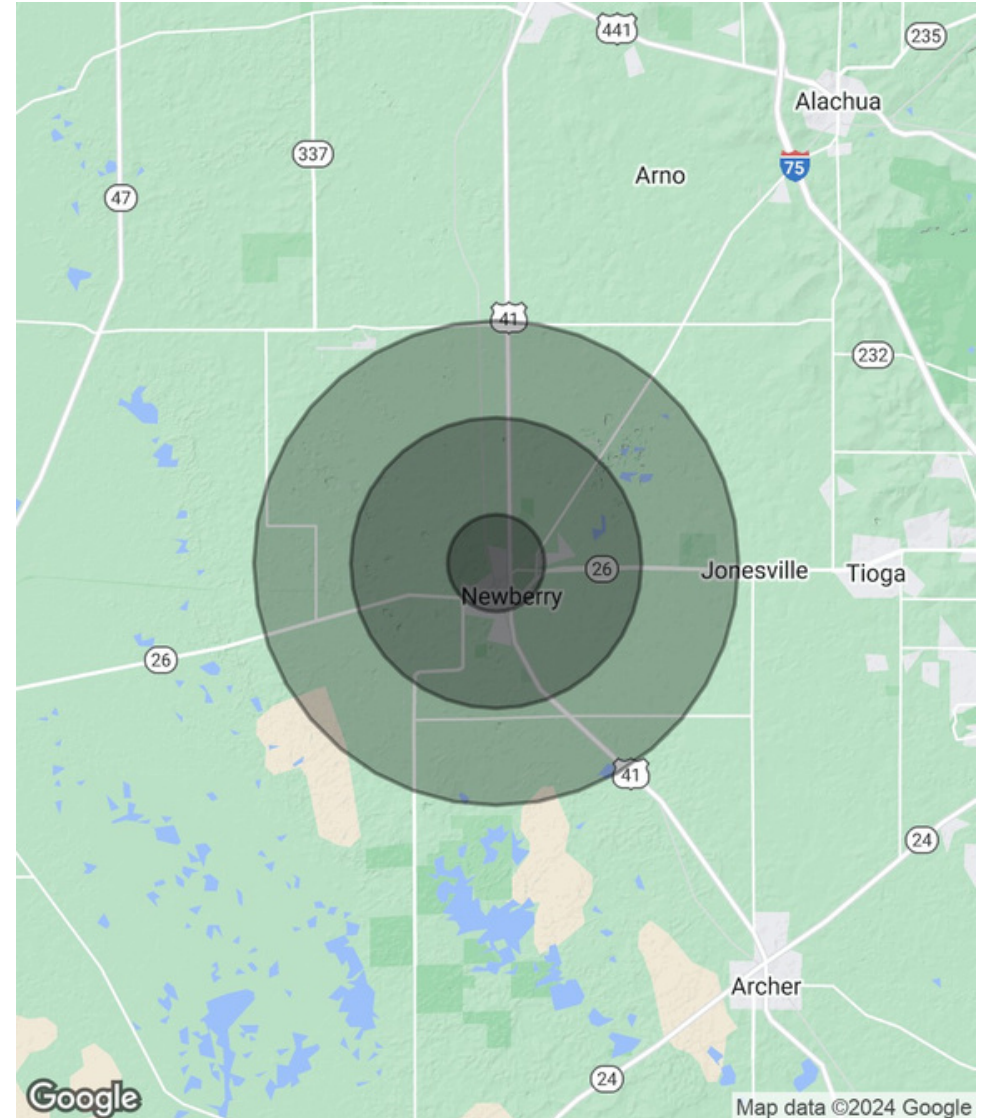


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Demographics Map & Report 25430 NW 8th Lane, Suite 116 | Newberry, FL 32669

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	522	4,430	9,393
Average Age	37.6	38.3	37.6
Average Age (Male)	32.1	33.2	34.5
Average Age (Female)	39.	40.5	39.5
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	209	1,829	3,769
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$70,473	\$70,952	\$72,256
Average House Value	\$193,537	\$199,717	\$206,662

* Demographic data derived from 2020 ACS - US Census



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Warehouse Space for Lease

Advisor Bio 1

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Brandon Peterson

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Direct: **812.345.8390**

PROFESSIONAL BACKGROUND

Brandon's expertise with his rich experience in the hospitality sector, offers unmatched customer service and business insight. He delivers exceptional service, expert guidance, and efficient results in the dynamic world of commercial real estate.

****A Creative Touch****

As a lifelong artist, Brandon integrates a creative flair into his professional endeavors. He views every challenge in the real estate landscape as an opportunity for creative problem-solving, blending artistic imagination with pragmatic solutions.

****Client-Centric Approach****

More than just an agent, Brandon is a trusted partner and advisor in the commercial real estate sphere. Whether it's guiding a first-time buyer, assisting a seasoned seller, or identifying the ideal business location, they are committed to providing personalized, honest, and professional service.

****Your Real Estate Journey Awaits****

Embark on your commercial real estate venture in Gainesville with Brandon. Connect with him for a partnership that promises not only successful transactions but meaningful transformations in the commercial real estate landscape.

Bosshardt Realty Services

5542 NW 43rd Street
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352.371.6100

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ERIC LIGMAN

Director

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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.

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