

# INDUSTRIAL FLEX-SPACE

4405 SW 35th Terrace | Gainesville, FL 32608



## FOR SALE

### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

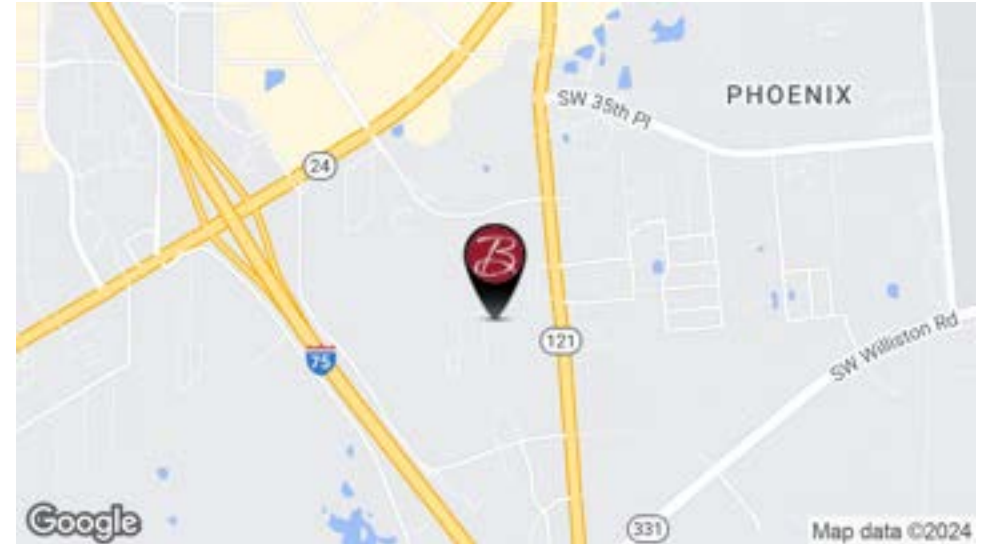
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL FLEX-SPACE

## EXECUTIVE SUMMARY

4405 SW 35th Terrace | Gainesville, FL 32608



### OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	8,265 SF
Lot Size:	0.54 Acres
Price / SF:	\$102.84
Zoning:	BI

### PROPERTY OVERVIEW

The 8,265 SF flex-space building is conveniently located near I-75 and Williston Road. The space features six (6) separate suites, each of which is individually metered for electricity. The property provides truck access and includes six 14-foot roll-up doors. Each suite is currently on a month-to-month lease, except for Unit 6.

### PROPERTY HIGHLIGHTS

- Three-phase-power
- 14' roll-up doors
- Ample Parking
- Close Proximity to the University of Florida, I-75, and Archer Road
- Suite 2-6 on a month to month

### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



# INDUSTRIAL FLEX-SPACE

4405 SW 35th Terrace | Gainesville, FL 32608



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



# INDUSTRIAL FLEX-SPACE

## ADDITIONAL PHOTOS

4405 SW 35th Terrace | Gainesville, FL 32608



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

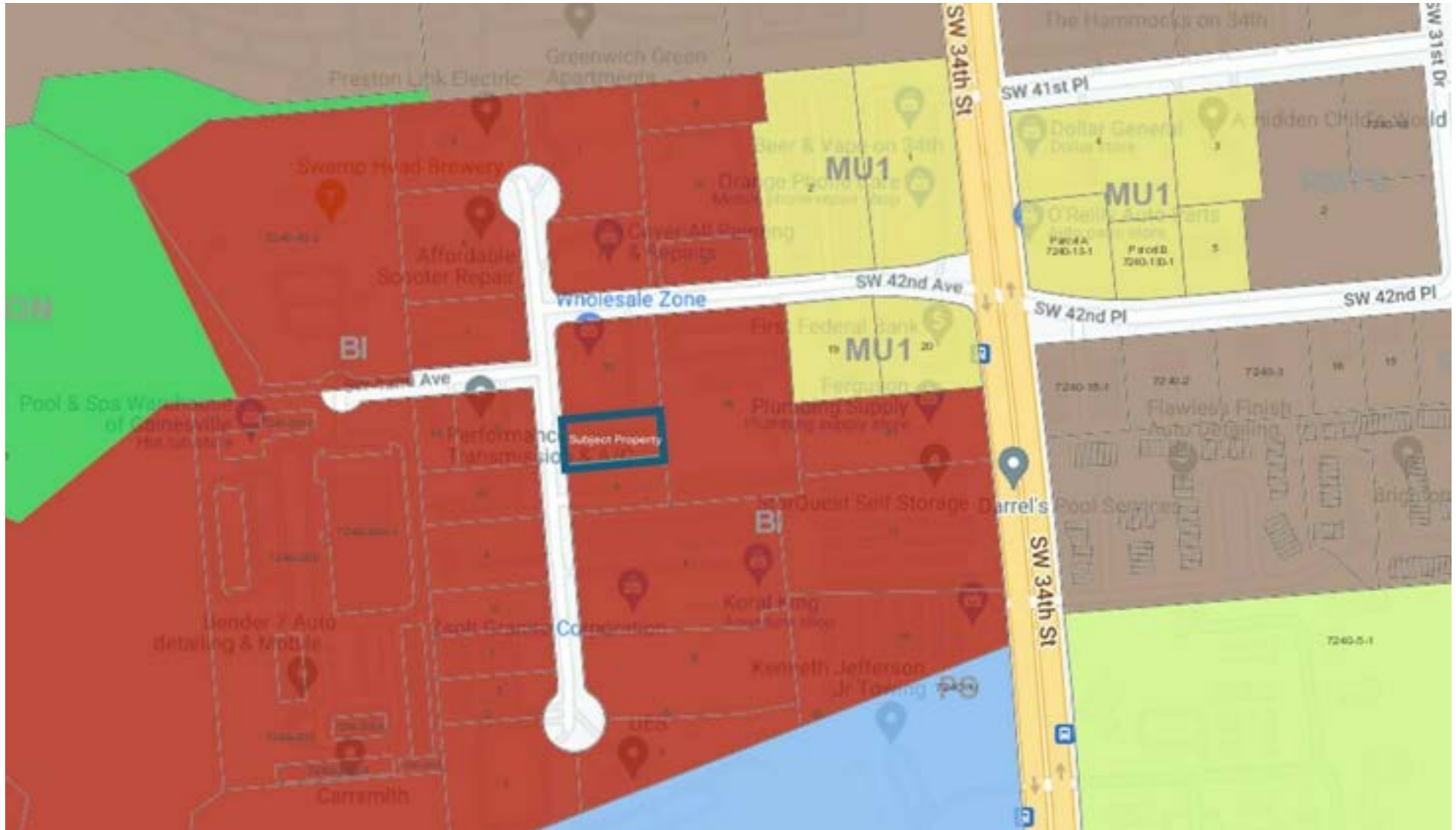
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL FLEX-SPACE

**BUSINESS INDUSTRIAL ZONING**

4405 SW 35th Terrace | Gainesville, FL 32608



**FOR MORE INFORMATION:**

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

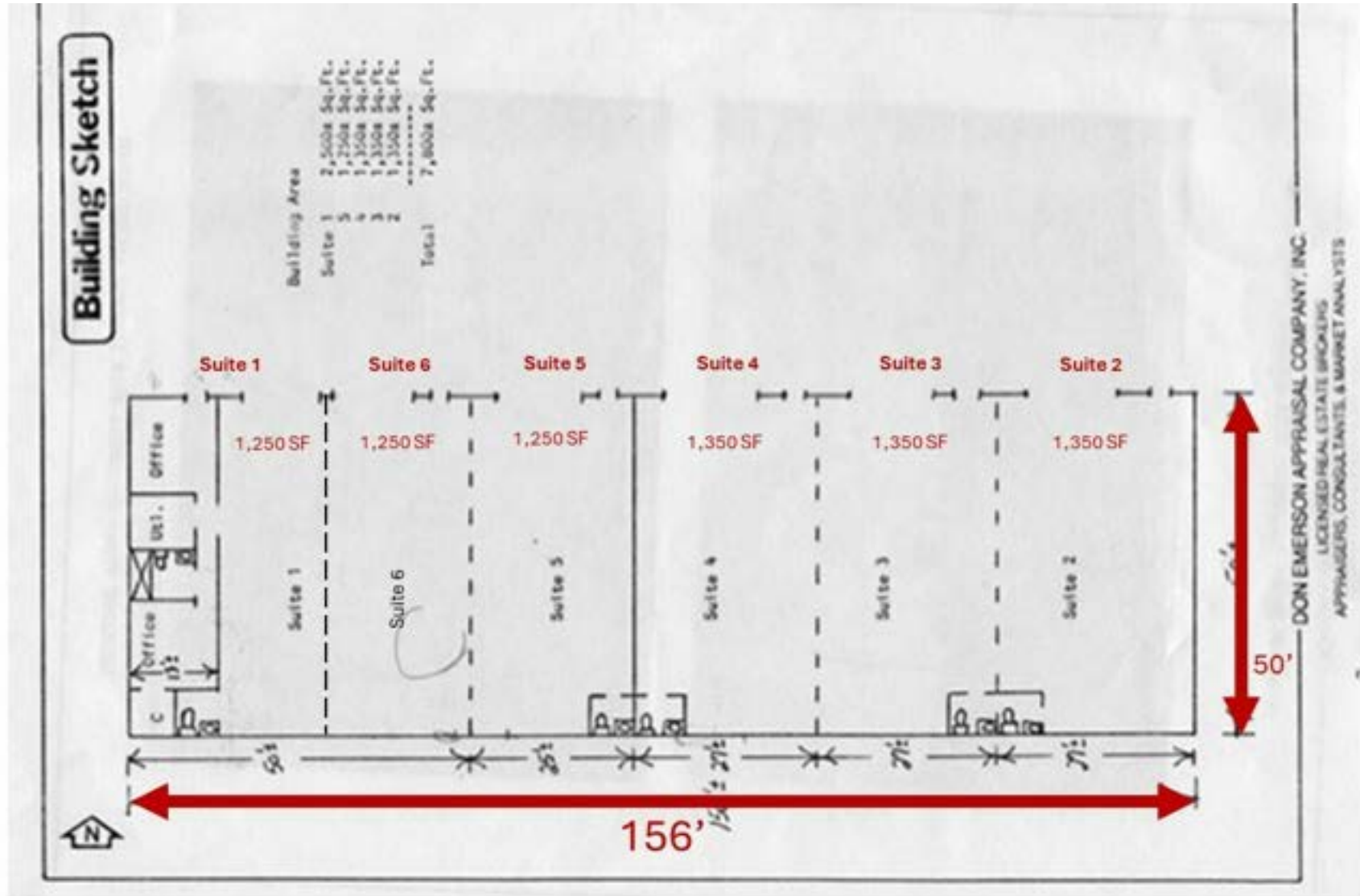
COMMERCIAL & LAND DIVISION



# INDUSTRIAL FLEX-SPACE

## 1ST FLOOR LAYOUT

4405 SW 35th Terrace | Gainesville, FL 32608



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL FLEX-SPACE

4405 SW 35th Terrace | Gainesville, FL 32608



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

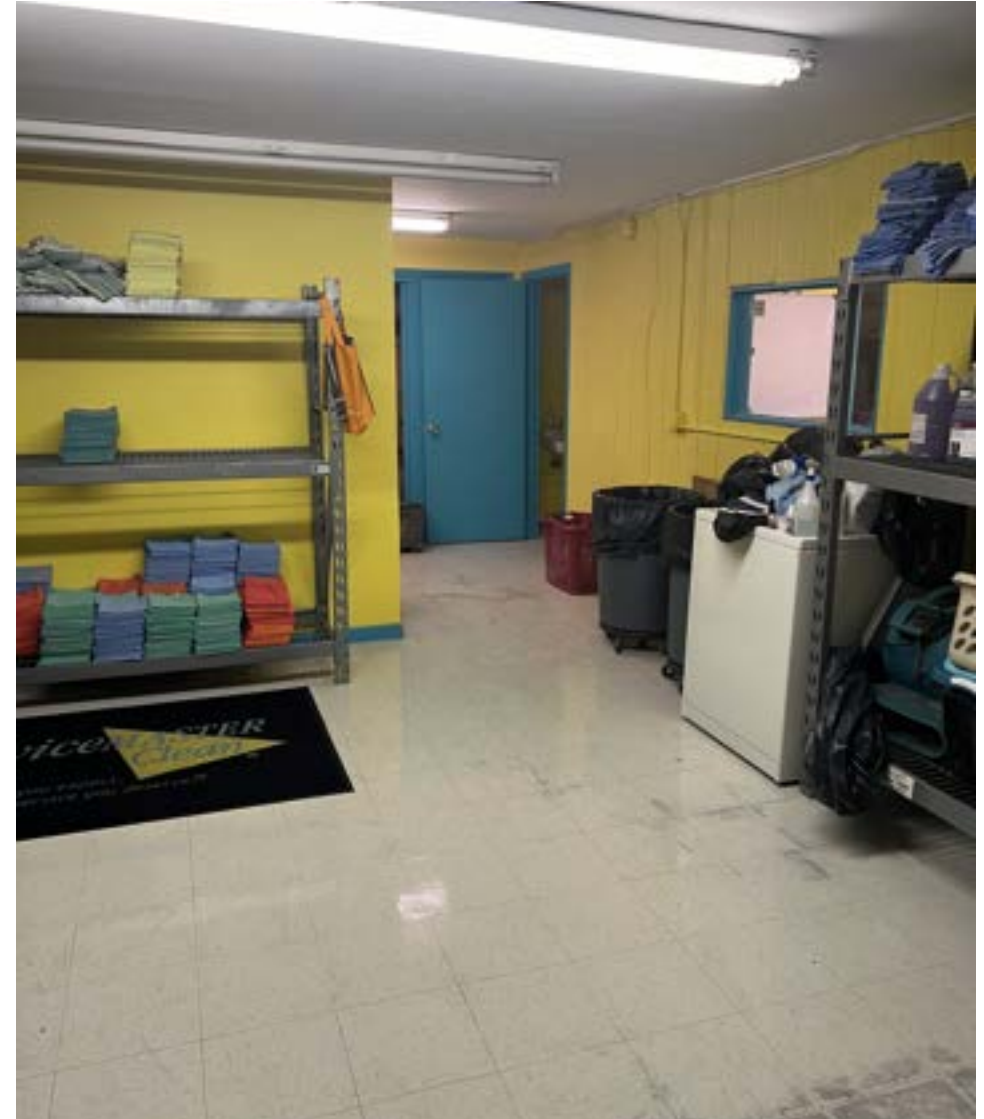
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL FLEX-SPACE

## OFFICES

4405 SW 35th Terrace | Gainesville, FL 32608



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



# INDUSTRIAL FLEX-SPACE

4405 SW 35th Terrace | Gainesville, FL 32608



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# INDUSTRIAL FLEX-SPACE

## DEMOGRAPHICS MAP & REPORT

4405 SW 35th Terrace | Gainesville, FL 32608

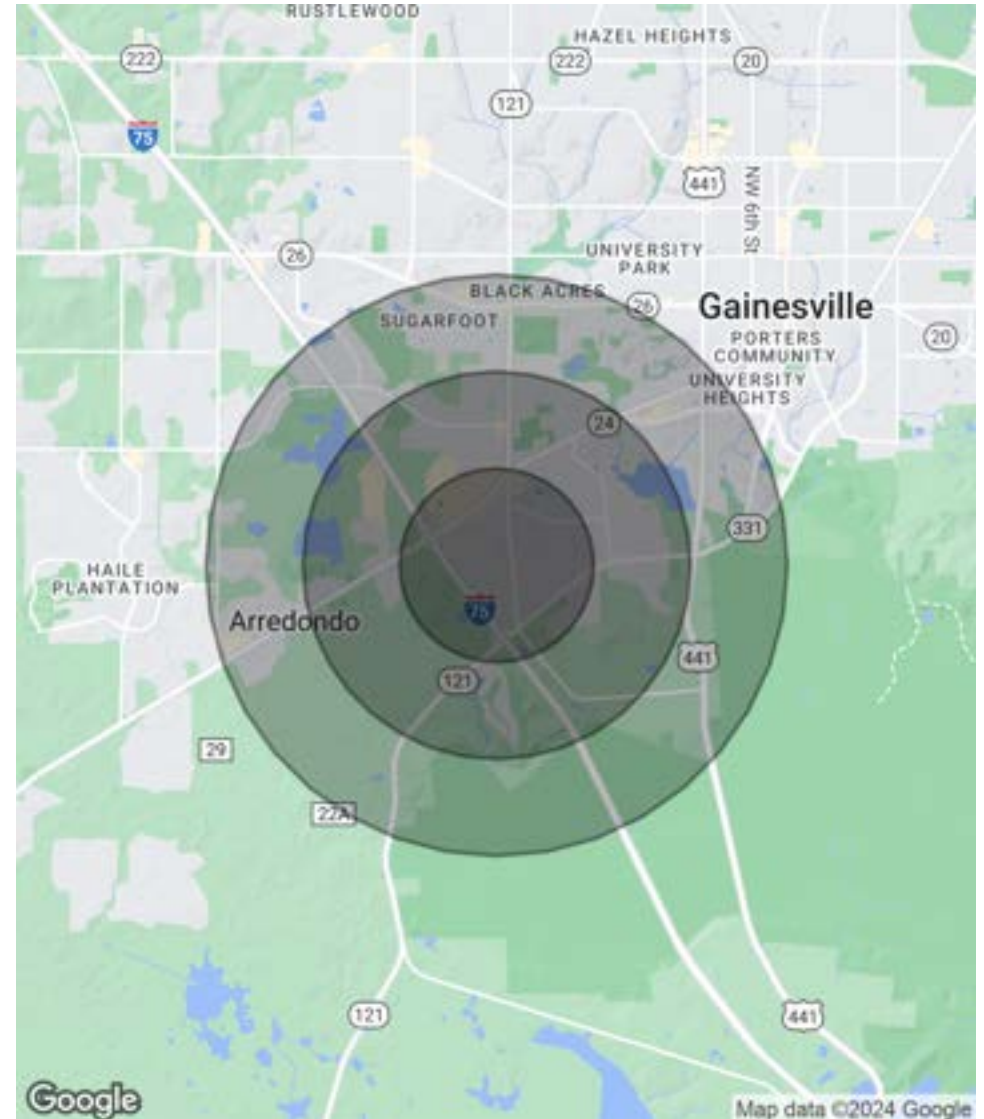
### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,424	29,288	55,754
Average Age	25.6	27.4	27.1
Average Age (Male)	26.6	28.9	28.3
Average Age (Female)	24.7	26.8	26.9

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,020	15,895	25,732
# of Persons per HH	1.9	1.8	2.2
Average HH Income	\$29,763	\$32,071	\$38,805
Average House Value	\$76,468	\$80,628	\$141,977

\* Demographic data derived from 2020 ACS - US Census



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



# INDUSTRIAL FLEX-SPACE

4405 SW 35th Terrace | Gainesville, FL 32608



## ERIC LIGMAN

Director

[ericligman@bosshardtrealty.com](mailto: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.

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

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION