

INDUSTRIAL WAREHOUSE

2341 Northwest 66 Court | Gainesville, FL 32653



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

INDUSTRIAL WAREHOUSE

EXECUTIVE SUMMARY

2341 Northwest 66 Court | Gainesville, FL 32653



OFFERING SUMMARY

Sale Price:	\$837,500
Building Size:	7,685 SF
Lot Sizes together (page 6)	1.5 Acres
Year Built:	1989
Zoning:	I-2
Market:	HWY 441
Parcel A- Building (.85 Acres)	07879-062-003
parcel B- Vacant (.65 Acres)	07879-062-001
Ceiling heights	16'-14'

PROPERTY OVERVIEW

A turnkey warehouse opportunity in the heart of Northwood Commercial Park conveniently located along HWY 441. Situated on two lots spanning 1.50 acres, this meticulously maintained industrial property offers five roll-up doors, 3-phase power, a 3,000 SF paved covered overhang and a brand-new roof and gutters installed in 2021. With favorable I-2 zoning, this versatile facility accommodates numerous uses, promising flexibility and growth potential. The site offers ample space for expansion, whether for an additional building, parking, or laydown area.

PROPERTY HIGHLIGHTS

- 4 Roll-up Doors (14'X12')
- 1 Rear Roll-up Door (8'X8')
- Three Phase Power
- Leak-Resistant Custom skylights throughout
- Approximately 900 SF of heated and Cooled office space

FOR MORE INFORMATION:



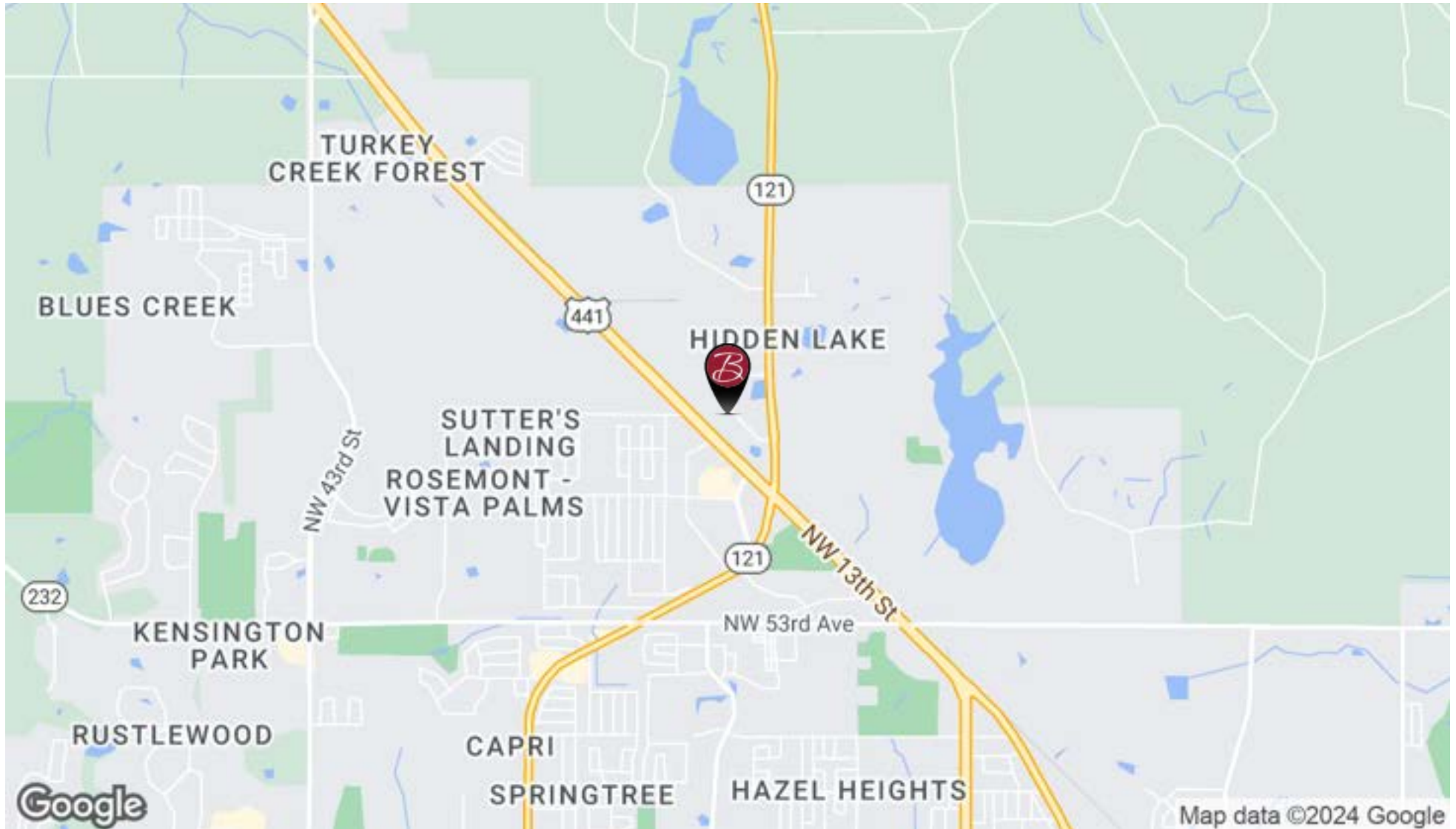
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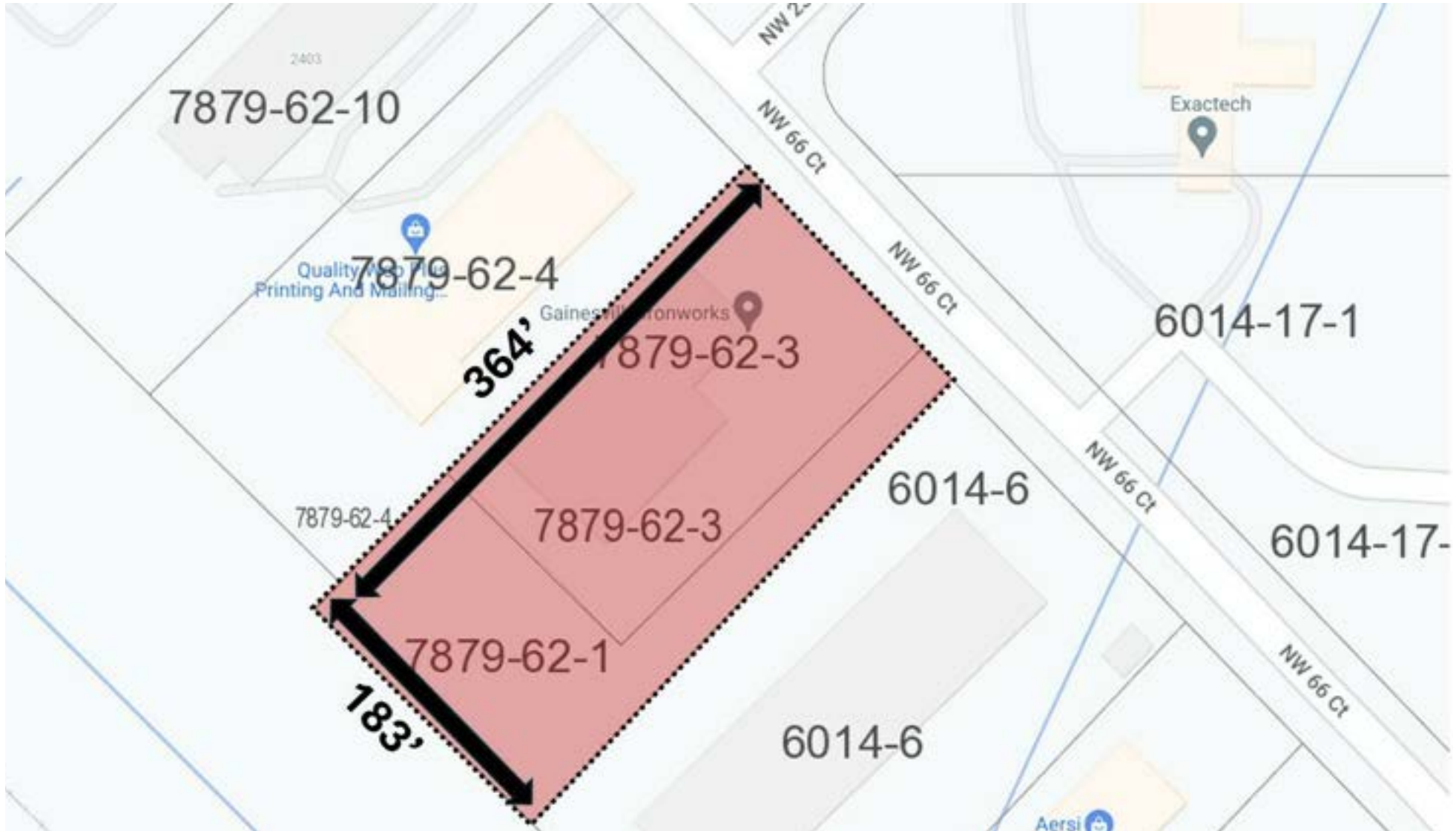


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OVERVIEW OF PARCELS

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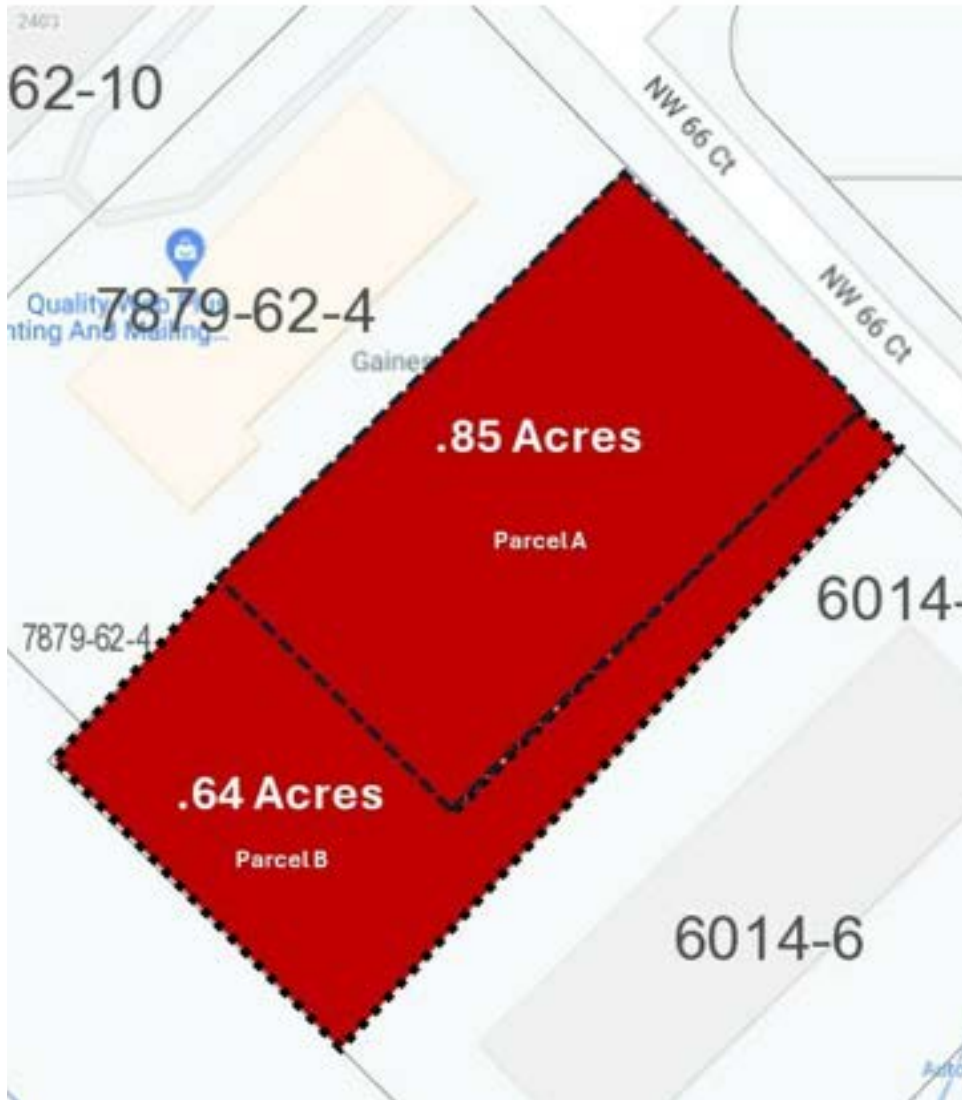


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.65 ACRE LOT- PARCEL 07879-062-001

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2021 ROOF AND GUTTERS

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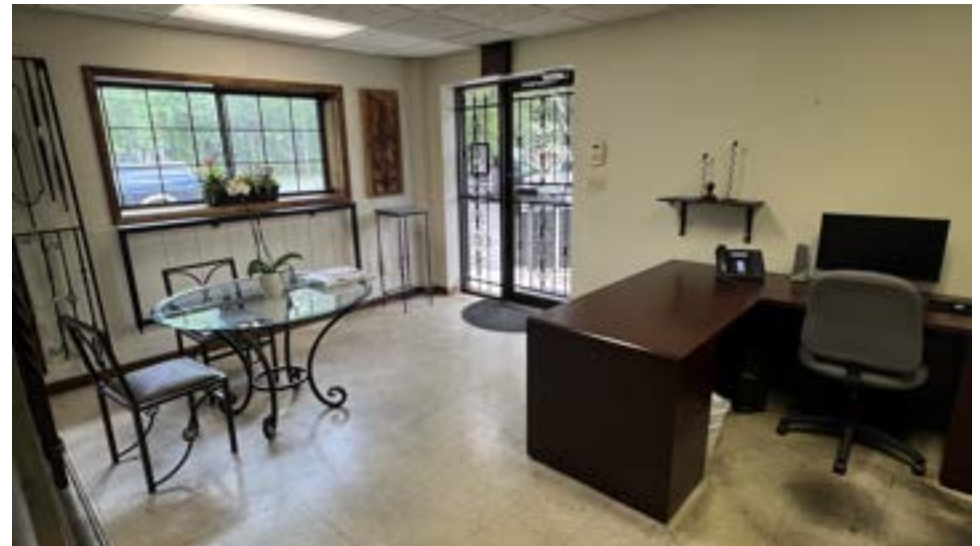
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FOUR 14'X12' ROLL-UP DOORS

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DEMOGRAPHICS MAP & REPORT

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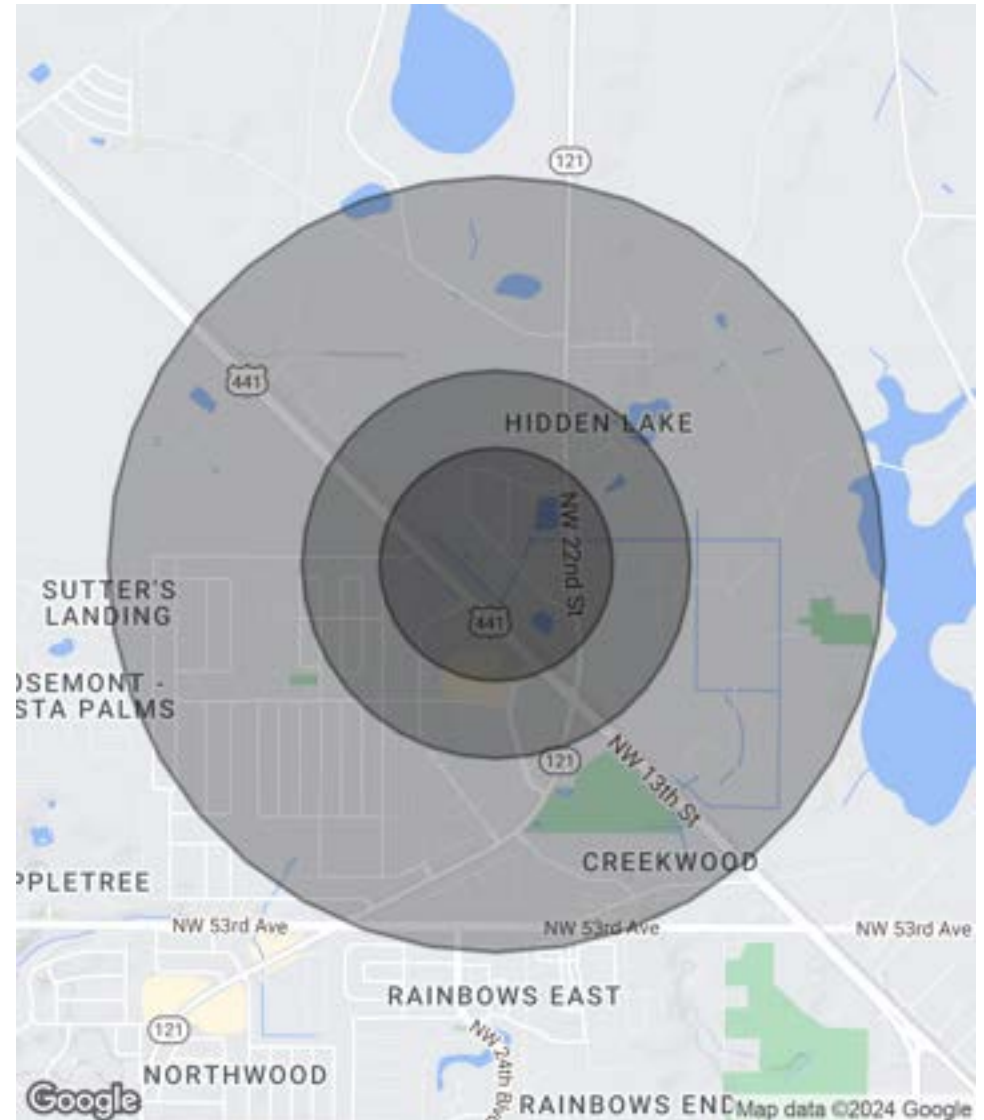
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	145	926	4,346
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	394	1,900
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$73,582	\$74,131	\$82,924
Average House Value	\$190,150	\$191,740	\$215,340

Demographics data derived from AlphaMap



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