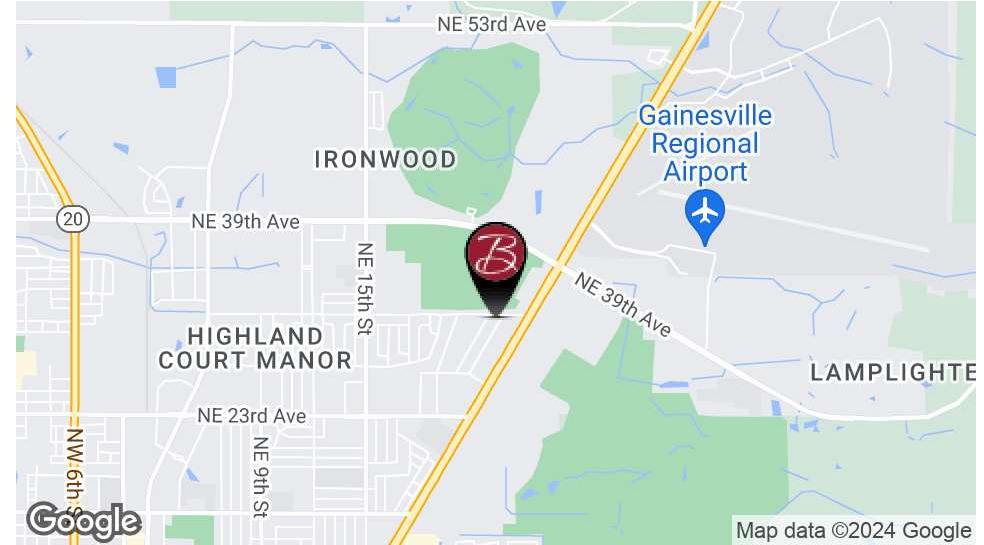


OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

EXECUTIVE SUMMARY

3024 Northeast 21 Way | Gainesville, FL 32609



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	2,586 SF
Lot Size:	.50 Acres
Zoning:	I-2
Market:	NE Industrial Park

PROPERTY OVERVIEW

This 2,586 SF free-standing building is situated in the NE Industrial Park. It includes a 12' x 12' roll-up door, 800 SF of warehouse space, and 1,786 SF of modernized office space. The office area features four offices, a conference room, a small kitchenette, and ample storage. Additionally, the property boasts a .50-acre laydown yard at the rear of the building.

PROPERTY HIGHLIGHTS

- 3-phase Power
- Ample Parking
- I-2 Zoning
- 800 SF (20X40) Warehouse
- Walking distance to Sonny' BBQ- wow!

FOR MORE INFORMATION:



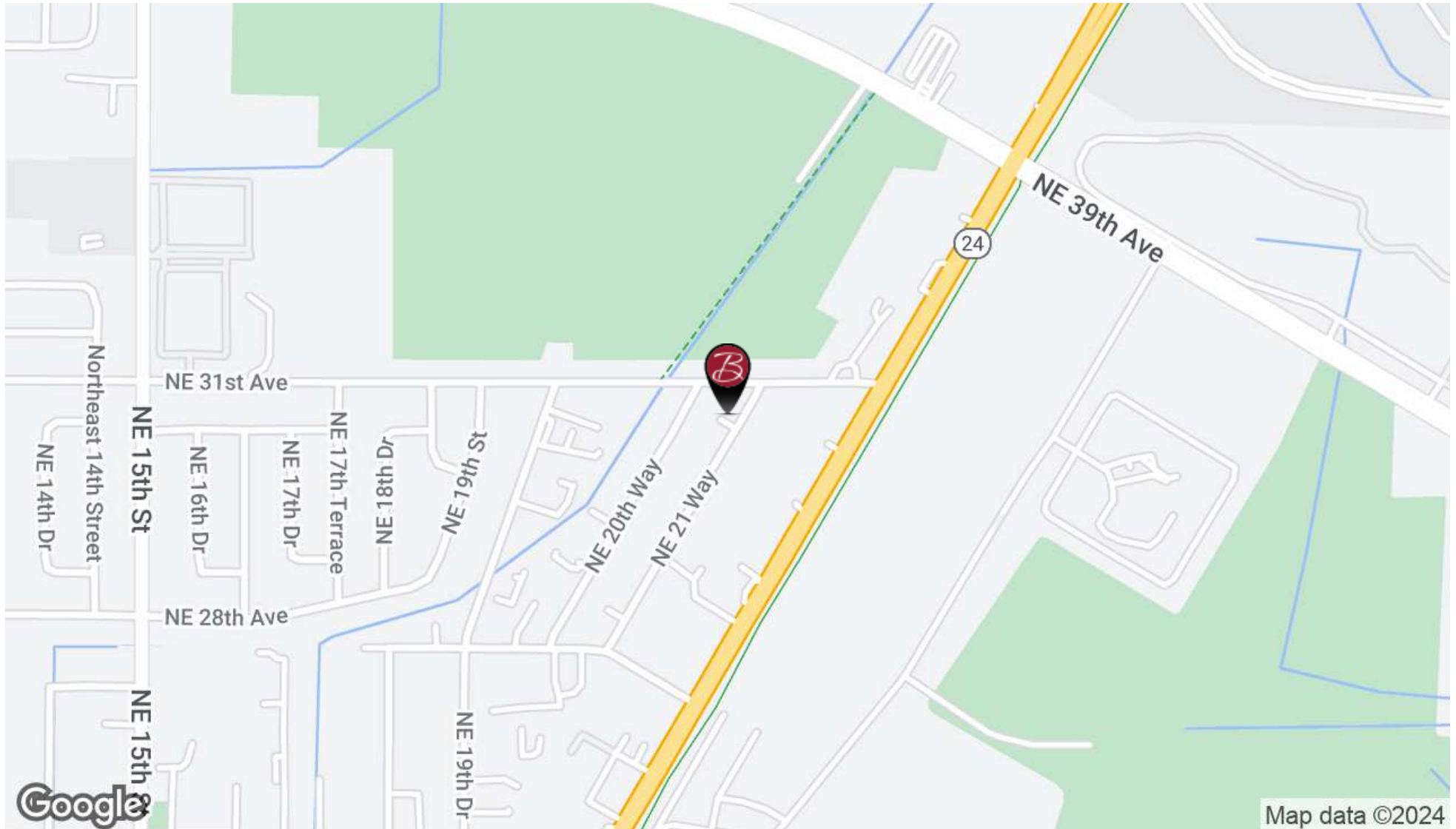
Eric Ligman
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OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

LOCATION MAP

3024 Northeast 21 Way | Gainesville, FL 32609



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BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

3024 Northeast 21 Way | Gainesville, FL 32609



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BOSSHARDT
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OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

LAYDOWN YARD

3024 Northeast 21 Way | Gainesville, FL 32609



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BOSSHARDT

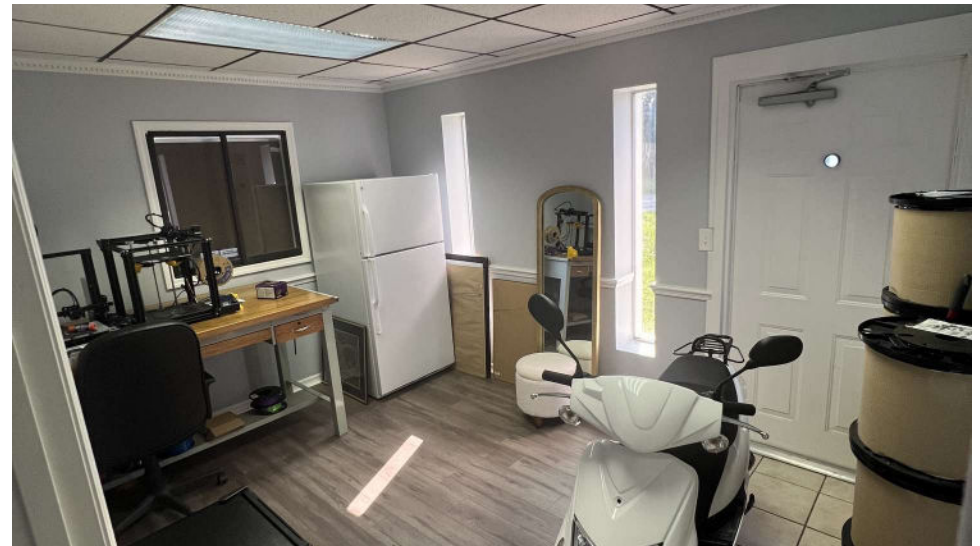
REALTY SERVICES

COMMERCIAL & LAND DIVISION

OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

ADDITIONAL PHOTOS

3024 Northeast 21 Way | Gainesville, FL 32609



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OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

DEMOGRAPHICS MAP & REPORT

3024 Northeast 21 Way | Gainesville, FL 32609

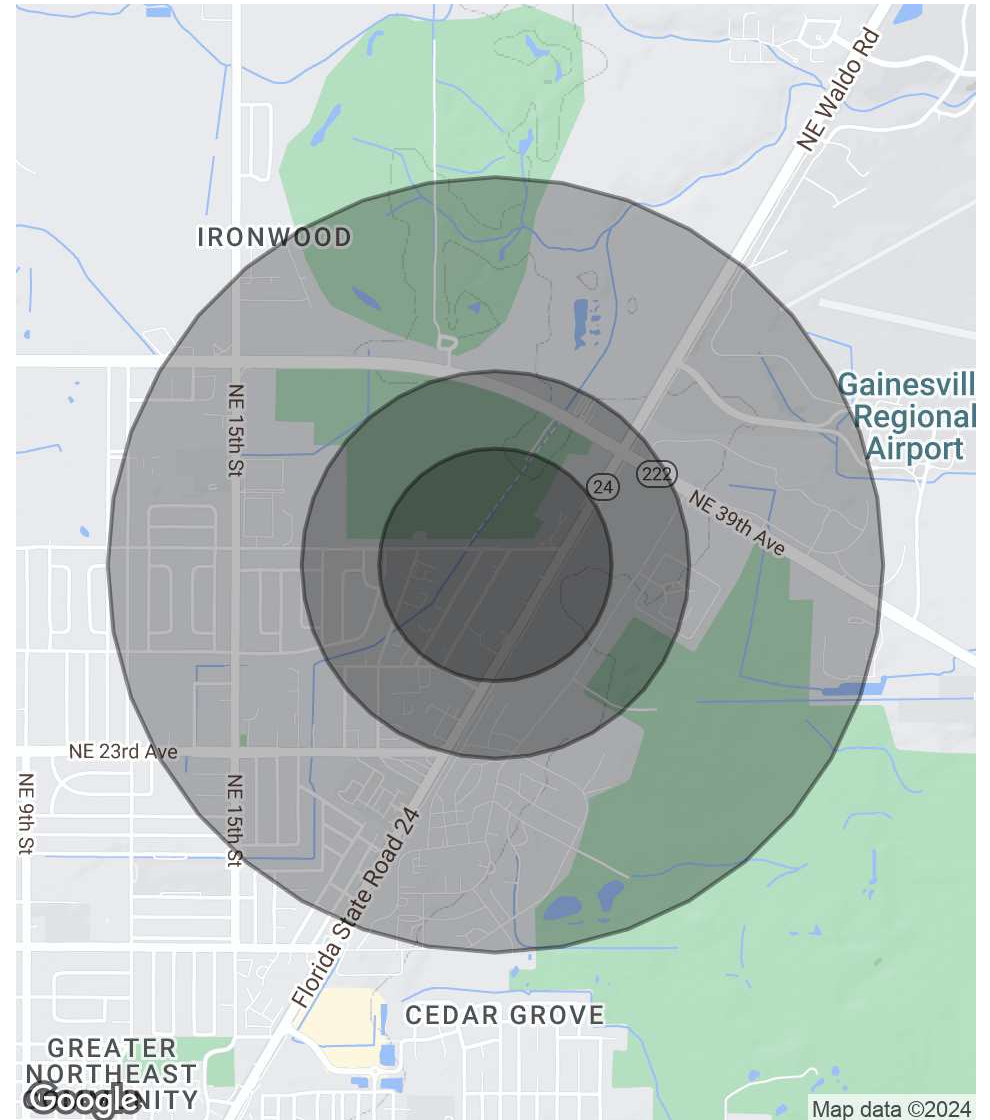
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	146	875	4,111
Average Age	39	37	38
Average Age (Male)	38	36	36
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	256	1,396
# of Persons per HH	3.8	3.4	2.9
Average HH Income	\$49,680	\$52,238	\$61,235
Average House Value	\$358,693	\$422,389	\$322,789

Demographics data derived from AlphaMap



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BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

OFFICE/WAREHOUSE - NE INDUSTRIAL PARK

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ERIC LIGMAN

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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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