

INDUSTRIAL OFFICE/WAREHOUSE SPACE

1995 NE 31st Ave | Gainesville, FL 32609



**FOR SALE
OR LEASE**

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

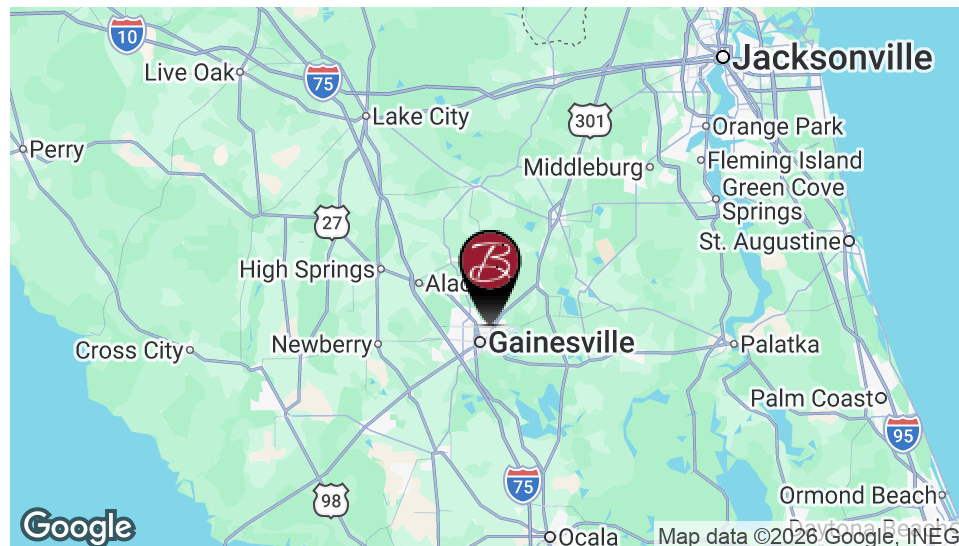


BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

INDUSTRIAL OFFICE/WAREHOUSE SPACE

EXECUTIVE SUMMARY

1995 NE 31st Ave | Gainesville, FL 32609



OFFERING SUMMARY

Sale Price:	\$649,000
Lease Rate:	\$5,500 Gross
Showroom	1,380 SF
Available SF:	6,300 SF
Total SF	7680 SF
Year Built:	1972
Renovated:	2010
Zoning:	I-2

PROPERTY OVERVIEW

The property features 16-foot ceiling heights and two 12-foot roll-up doors. The office area is temperature-controlled and suitable for showroom or production use. Conveniently located in Gainesville, the site offers quick access to major highways, restaurants like Peach Valley Café and Bonefish Grill, and recreational areas such as Northside Park. It's also near the University of Florida and Santa Fe College, providing a strong labor pool and professional resources.

PROPERTY HIGHLIGHTS

- 16 ft Ceiling Height in warehouse
- Two- 12 ft. Roll up doors
- Security gate for after hours.
- Alarm System
- Roof replaced in 2021

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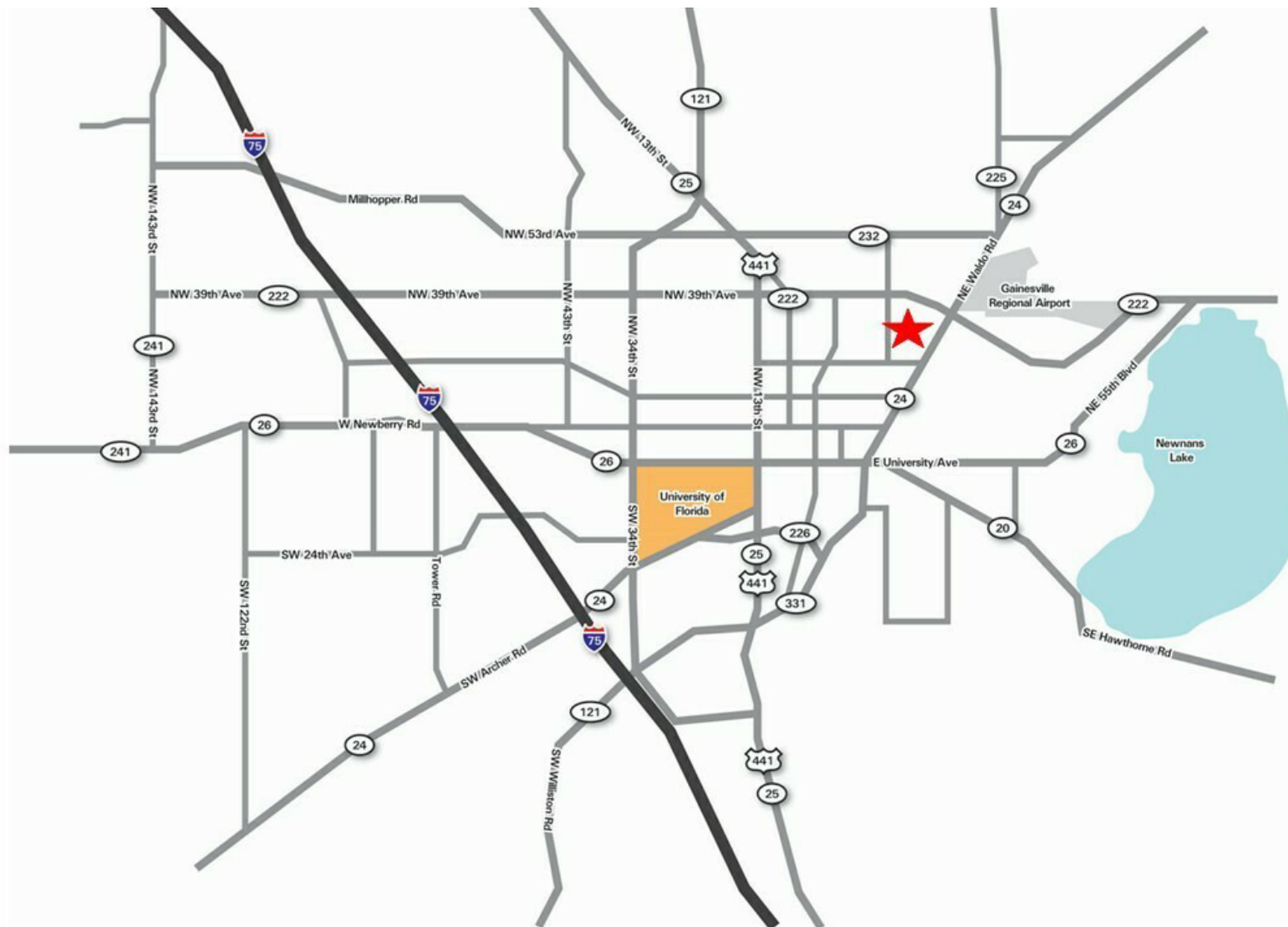


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INDUSTRIAL OFFICE/WAREHOUSE SPACE

GAINESVILLE MAP

1995 NE 31st Ave | Gainesville, FL 32609



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INDUSTRIAL OFFICE/WAREHOUSE SPACE

SHOWROOM OR OFFICE

1995 NE 31st Ave | Gainesville, FL 32609



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DEMOGRAPHICS MAP & REPORT

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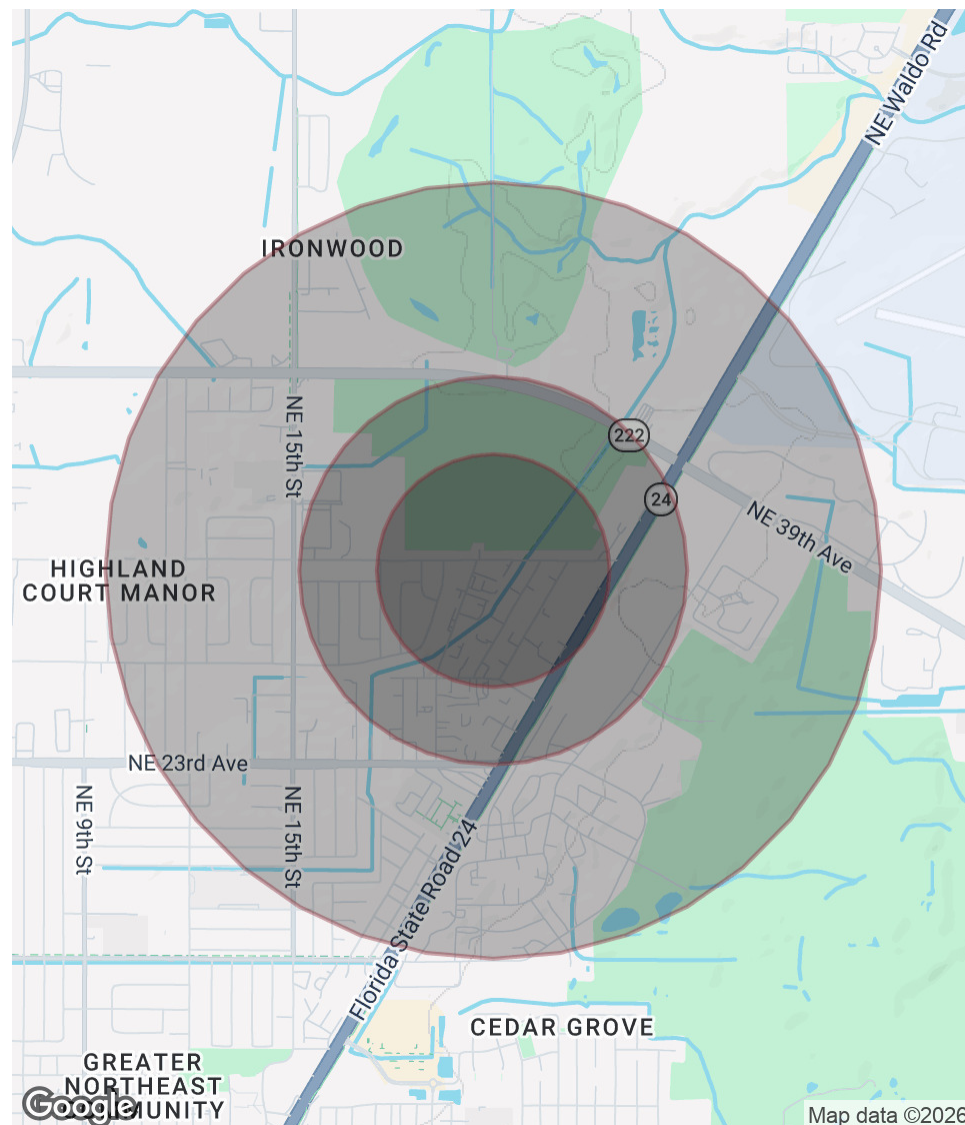
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	324	995	4,625
Average Age	34	35	38
Average Age (Male)	30	33	36
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	333	1,646
# of Persons per HH	2.8	3	2.8
Average HH Income	\$57,247	\$54,668	\$62,593
Average House Value	\$645,547	\$549,822	\$317,686

2020 American Community Survey (ACS)



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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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Eric Ligman

Director

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