OFFICE/WAREHOUSE/SHOWROOM

7065 NW 22nd St Ste D | Gainesville, FL 32653

FOR LEASE

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

OFFICE/WAREHOUSE/SHOWROOM

EXECUTIVE SUMMARY

7065 NW 22nd St Ste D | Gainesville, FL 32653

OFFERING SUMMARY

Lease Rate:	$13 SF/yr (MG)
Available SF:	3,150
Dock High Loading	1
Year Built:	2008
Zoning:	I-1
Market:	The Plaza at Emeald Lake
Roll-up Door	14′

PROPERTY OVERVIEW

Conveniently located in NW Gainesville with direct access to SR 121, easy access to US Hwy 441, and just around the corner from the Amazon Distribution Center, this flex space offers approximately 3,150 SF total, with roughly 1,000 SF of office/showroom and the remaining 2,150 SF serving as work and warehouse area. An additional 620 SF mezzanine loft upstairs provides bonus storage at no added cost, as it is not included in the rentable square footage. The showroom/office area has its own dedicated entrance and features a reception area, three private offices, a sorting room, small kitchen with break room area, and two restrooms. Large front-facing windows fill the offices with natural light, and an air-conditioned work room provides flexible space beyond the offices and reception area.

The warehouse features soaring 20′ ceilings and a 14′ roll-up door, with dock-high loading for efficient shipping and receiving, plus water fountains and washer/dryer hookups. The previous tenant conditioned the entire space for dive equipment repair and manufacturing, so the full building is climate-controlled. All walls in the work and storage areas are non-load-bearing and can be easily removed, allowing you to reconfigure the layout to suit your operation. With its versatile design and prime location, this flex space is ready to meet your business needs.

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CURRENT CONFIGURATION

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POTENTIAL CONFIGURATION 7065 NW 22nd St Ste D | Gainesville, FL 32653

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ACCESS TO LOADING DOCK

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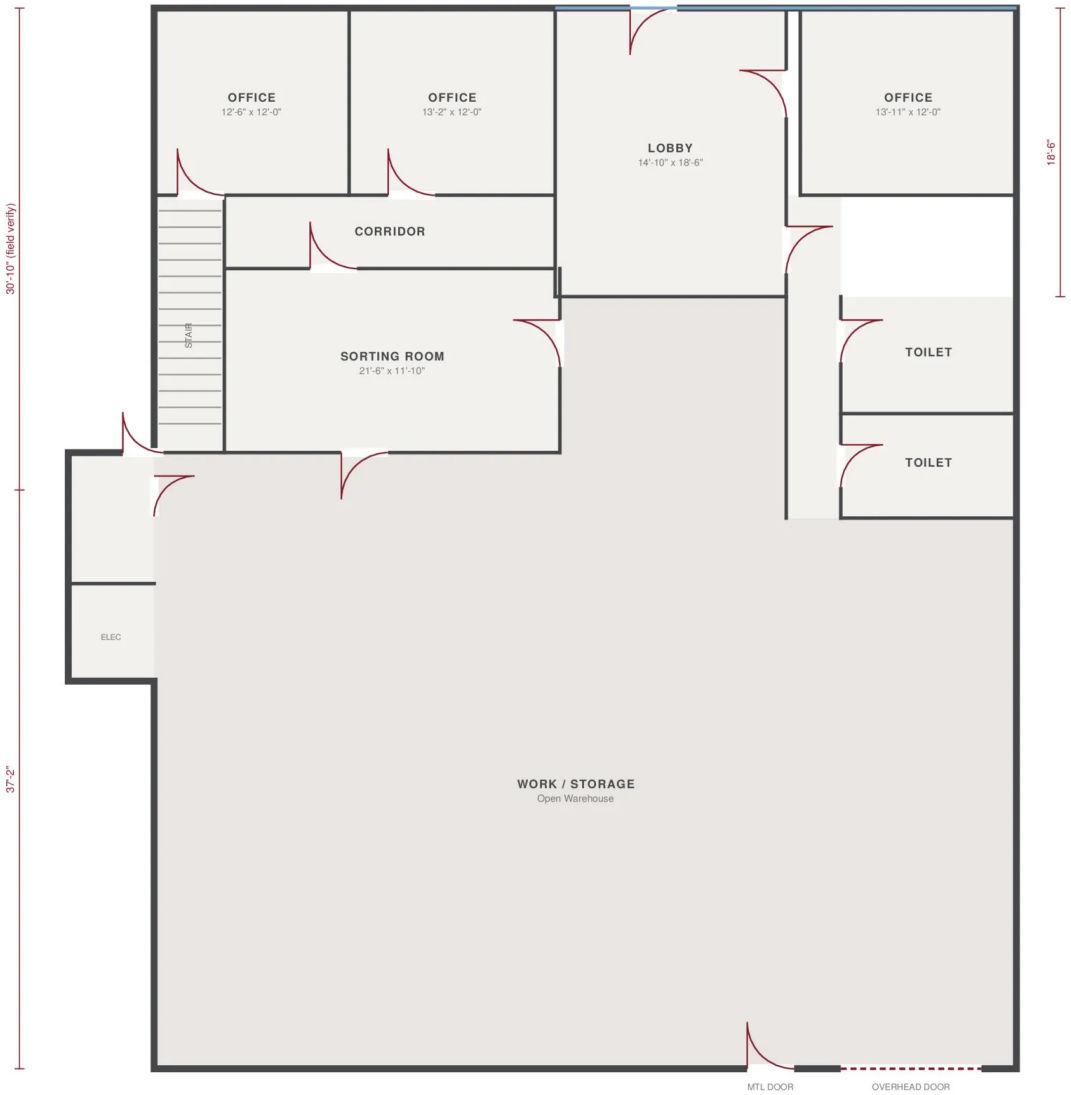
ORIGINAL FLOOR PLAN

7065 NW 22nd St Ste D | Gainesville, FL 32653



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MEZZANINE FLOOR PLAN

7065 NW 22nd St Ste D | Gainesville, FL 32653

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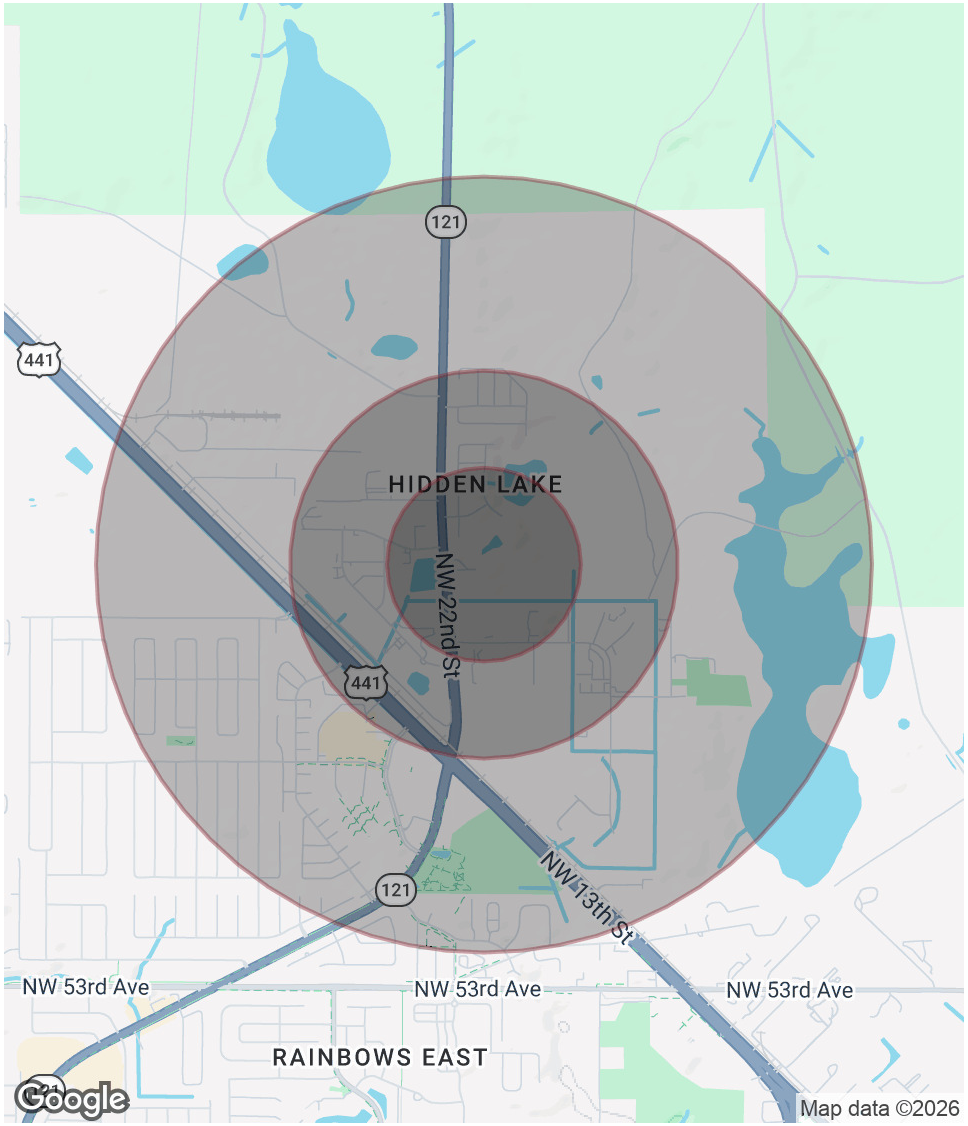
DEMOGRAPHICS MAP & REPORT 7065 NW 22nd St Ste D | Gainesville, FL 32653

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	15	178	2,372
Average Age	40.7	34.3	33.7
Average Age (Male)	43.0	33.1	31.9
Average Age (Female)	38.4	34.0	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	71	1,049
# of Persons per HH	2.5	2.5	2.3
Average HH Income	$89,711	$78,395	$71,330
Average House Value	$264,885	$207,862	$216,971

2023 American Community Survey (ACS)



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ADVISOR BIO 1

7065 NW 22nd St Ste D | Gainesville, FL 32653

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)

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