

TEMPERATURE CONTROLLED WAREHOUSE

2420 Northwest 66th Court | Gainesville, FL 32653



**FOR
LEASE**

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE

EXECUTIVE SUMMARY

2420 Northwest 66th Court | Gainesville, FL 32653



OFFERING SUMMARY

Lease Rate:	\$11 SF (MG)
Building Size:	4,000 SF
Market:	Northwest Gainesville
Lot Size:	0.73 Acres
Year Built:	1999
Zoning:	I2

PROPERTY OVERVIEW

Stand-alone building in the Exactech Industrial Park featuring five private offices, a showroom, bathrooms, and storage, and approximately 4,000 square feet of open, heated, and cooled warehouse space. The entire building is fully air-conditioned, and the layout can be retrofitted if needed to convert additional area into heated and cooled warehouse space. The warehouse has one roll-up door with a clear height of 16 feet at the center beam and 14 feet at its lowest point. Nine on-site parking spaces. Easy semi-truck access with ingress and egress from both NW 66th Court and NW 23rd Way.

PROPERTY HIGHLIGHTS

- 16' ceilings
- roll up door
- metal roof
- 6 -12 parking spaces

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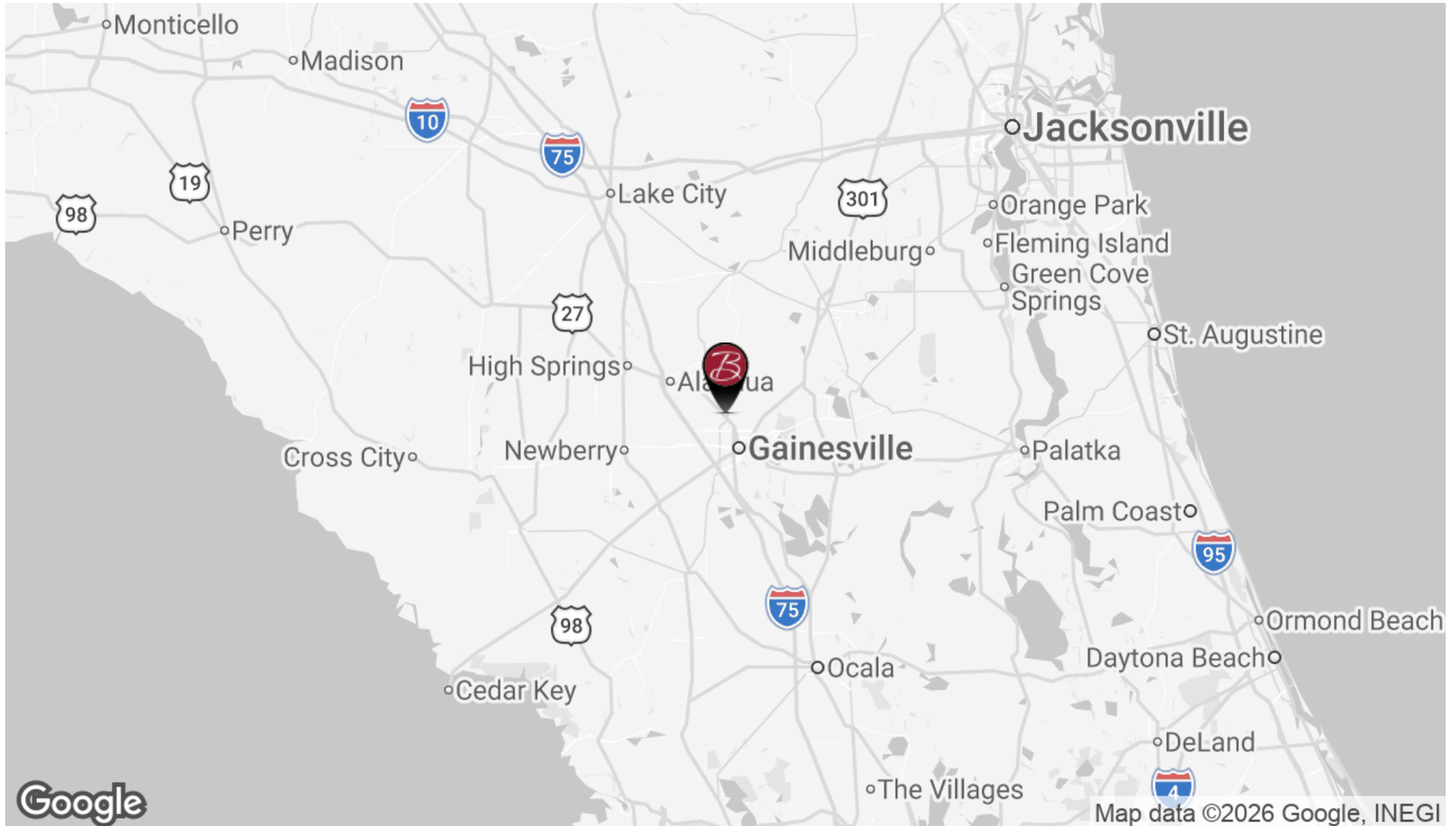


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REGIONAL MAP

2420 Northwest 66th Court | Gainesville, FL 32653



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WAREHOUSE

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OFFICE SPACE

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12 ZONING

2420 Northwest 66th Court | Gainesville, FL 32653



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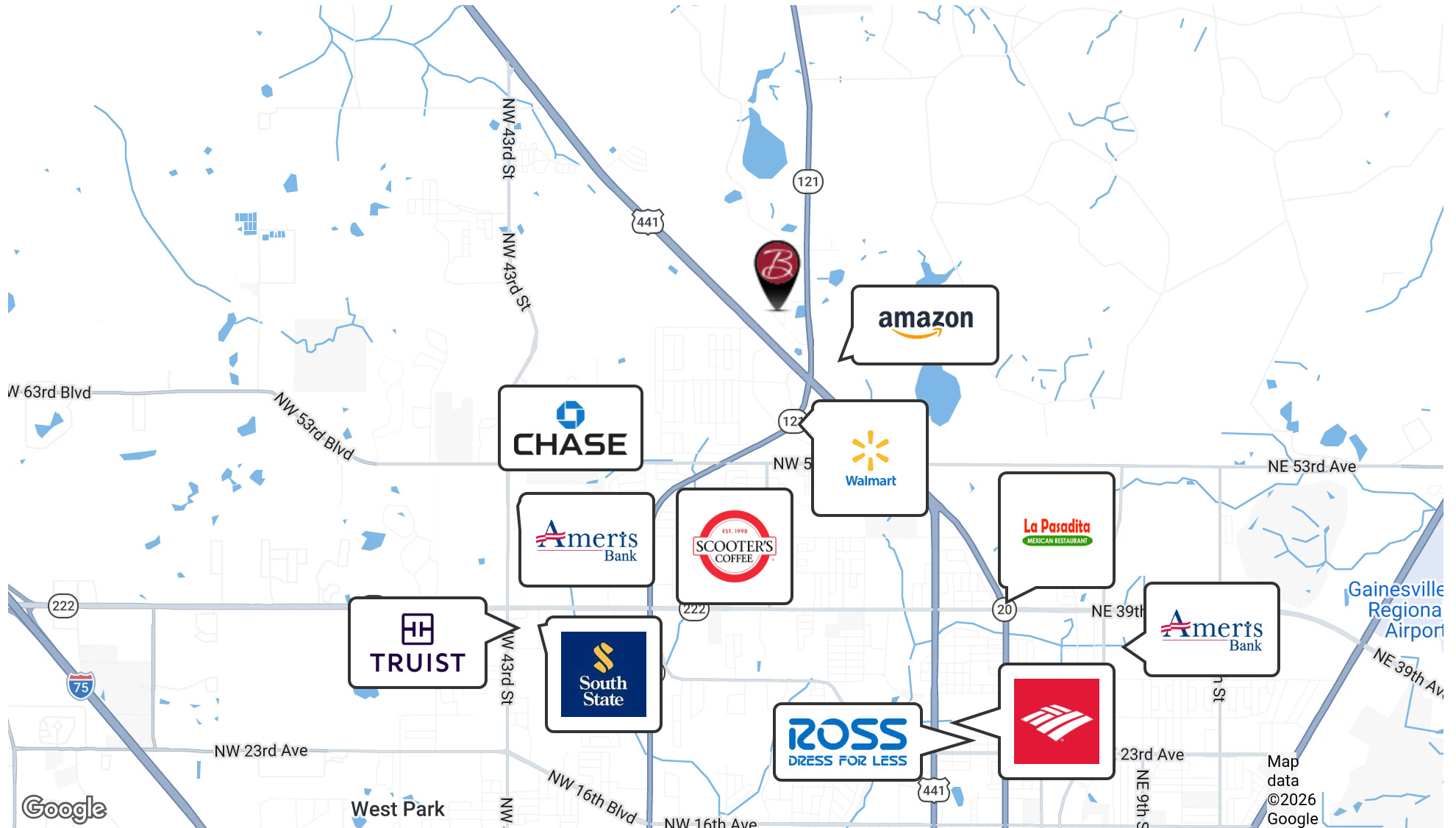
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TEMPERATURE CONTROLLED WAREHOUSE

RETAILER MAP

2420 Northwest 66th Court | Gainesville, FL 32653



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DEMOGRAPHICS MAP & REPORT

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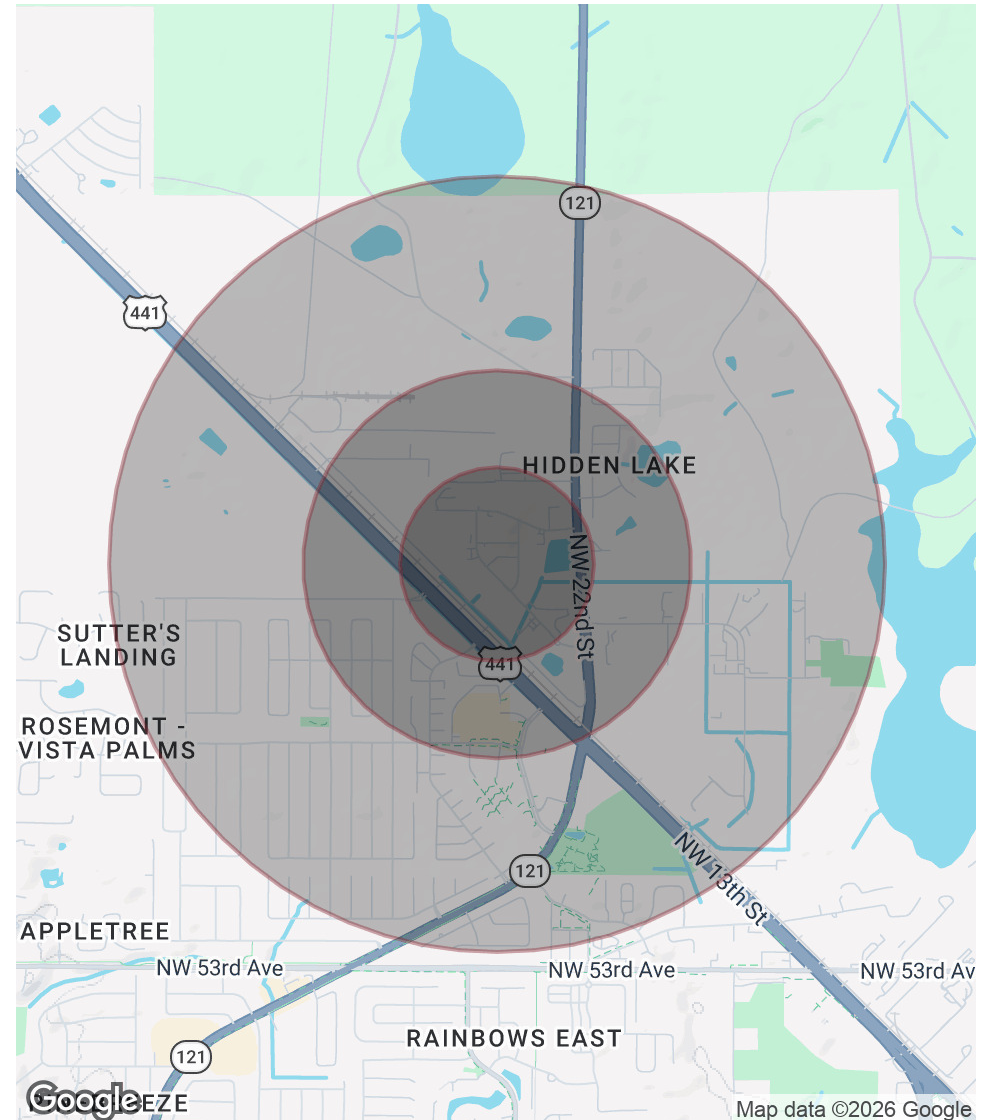
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	80	749	3,582
Average Age	33.7	33.6	35.6
Average Age (Male)	31.3	31.0	33.8
Average Age (Female)	34.5	33.9	37.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	33	317	1,545
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$72,895	\$71,817	\$77,651
Average House Value	\$209,987	\$213,075	\$229,596

2023 American Community Survey (ACS)



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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.

MEMBERSHIPS

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

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