

NEWBERRY COMMERCE CENTER

851 Southwest 250th Street | Newberry, FL 32669



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
Director
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Teresa Hoffman
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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

NEWBERRY COMMERCE CENTER

EXECUTIVE SUMMARY

851 Southwest 250th Street | Newberry, FL 32669



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	4,008 SF
Lot Size:	1.18 Acres
Number offices:	19
Year Built:	2006
Zoning:	CI

PROPERTY OVERVIEW

Pristine office space available for lease in Newberry, Florida, on Highway 27 with excellent visibility and marquee signage at the entrance to town, minutes from downtown. 19 private offices ring the building's perimeter, so every one has a window and natural light throughout, anchored by an impressive entry with high vaulted ceilings, a full kitchen, and multiple restrooms. Previously operated as executive suites. Ample parking plus a large adjacent cleared area suitable for fleet parking, equipment staging, or outdoor display. Well suited to a government agency, professional services firm, or any user seeking polished, move in ready space in western Alachua County.

PROPERTY HIGHLIGHTS

- Excellent Highway 27 visibility near downtown Newberry
- Prominent marquee signage
- 19 private offices
- Ample on-site parking
- Large adjacent cleared area

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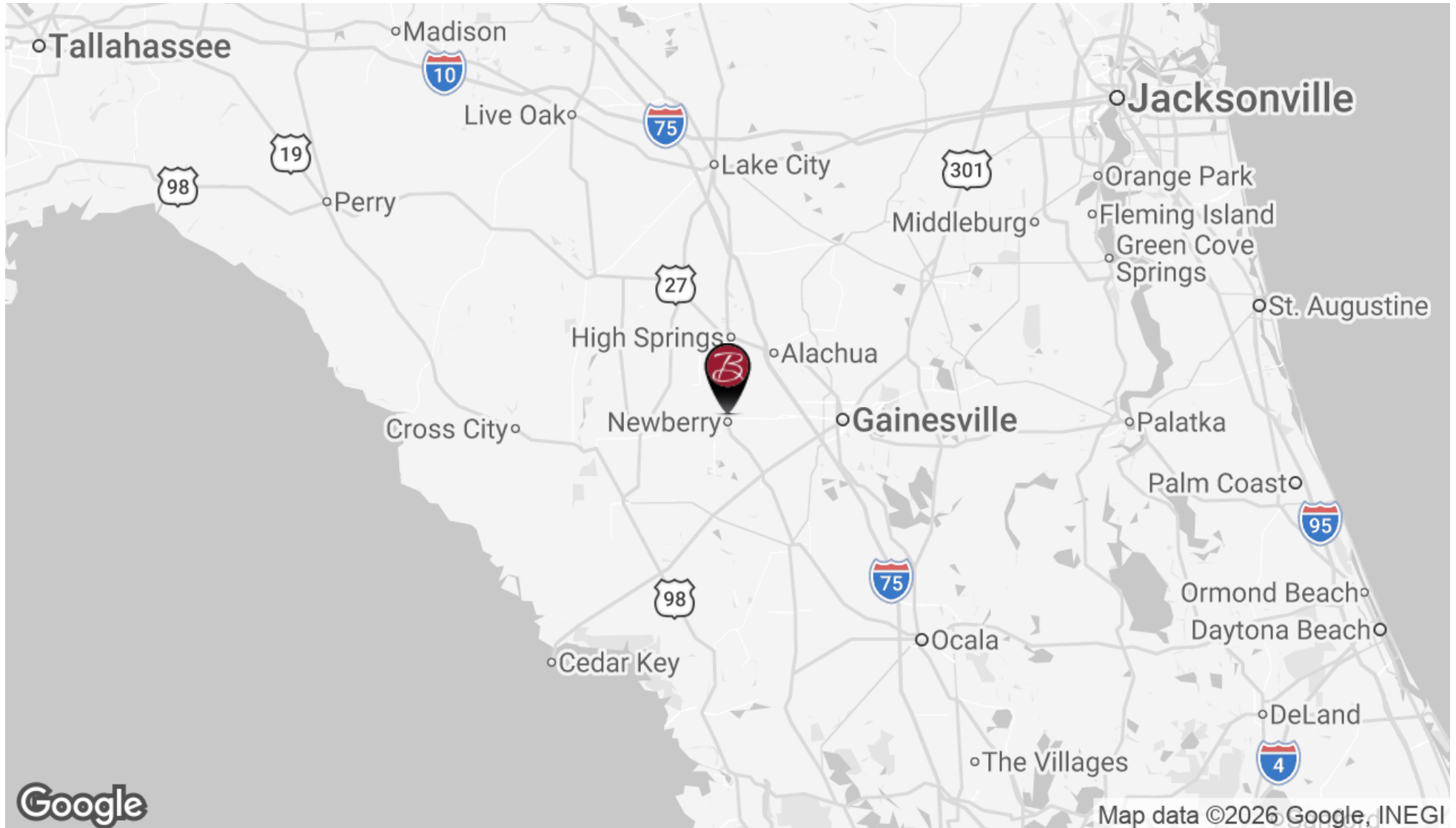


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LOCATION MAP

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NEWBERRY COMMERCE CENTER

PROPERTY DETAILS & HIGHLIGHTS

851 Southwest 250th Street | Newberry, FL 32669

Building Name	Newberry Commerce Center
Property Type	Office
Property Subtype	Office Building
APN	01894-010-002
Building Size	4,008 SF
Lot Size	1.18 Acres
Building Class	B
Year Built	2006
Free Standing	Yes
Number of Buildings	1

Pristine office space available for lease in Newberry, Florida, on Highway 27 with excellent visibility and marquee signage at the entrance to town, minutes from downtown. 19 private offices ring the building's perimeter, so every one has a window and natural light throughout, anchored by an impressive entry with high vaulted ceilings, a full kitchen, and multiple restrooms. Previously operated as executive suites. Ample parking plus a large adjacent cleared area suitable for fleet parking, equipment staging, or outdoor display. Well suited to a government agency, professional services firm, or any user seeking polished, move in ready space in western Alachua County.



- Excellent Highway 27 visibility near the entrance to town
- Prominent marquee signage
- 19 private offices
- Ample on-site parking
- Large adjacent cleared area
- Well suited for government agencies, professional services firms, or corporate users

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NEWBERRY COMMERCE CENTER

RETAILER MAP

851 Southwest 250th Street | Newberry, FL 32669



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DEMOGRAPHICS MAP & REPORT

851 Southwest 250th Street | Newberry, FL 32669

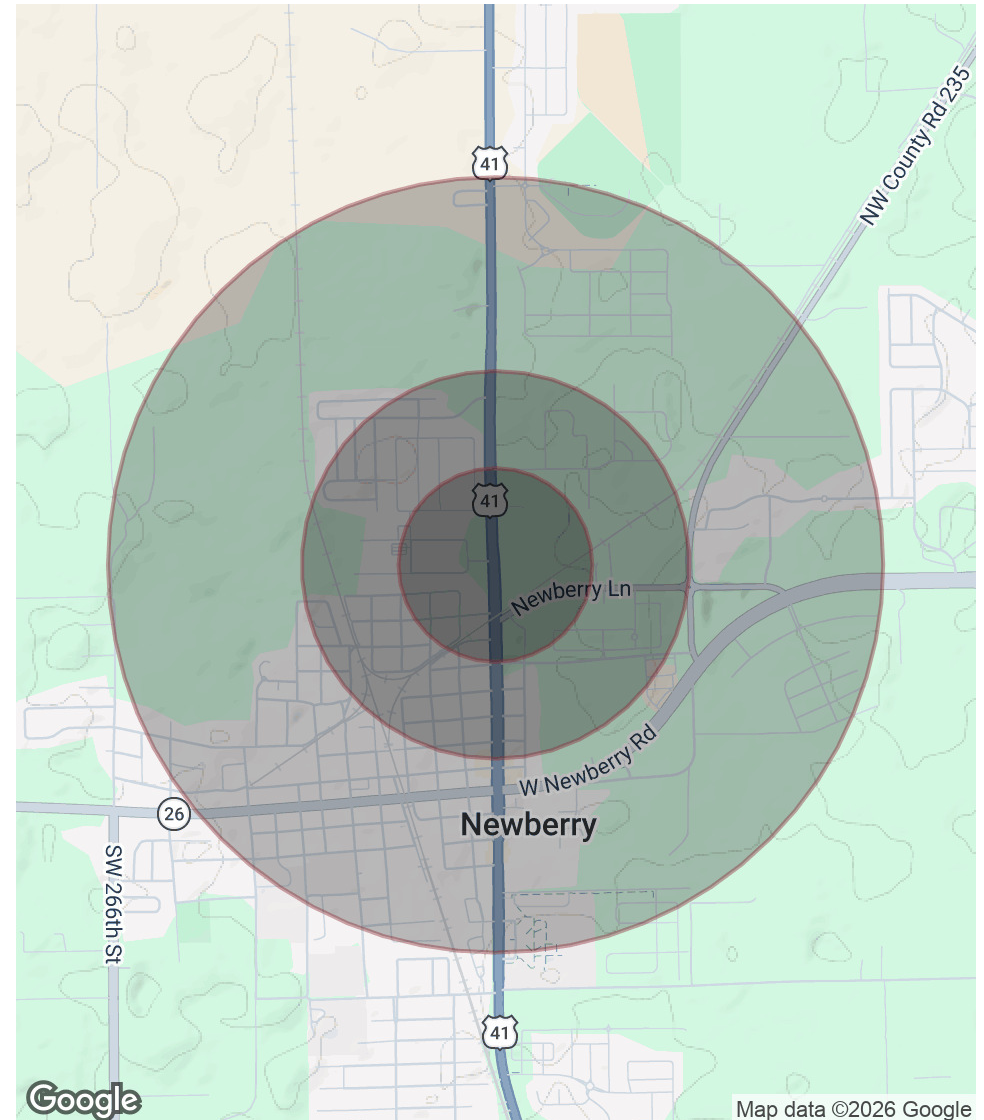
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	17	71	569
Average Age	31.5	30.1	35.8
Average Age (Male)	26.0	24.8	31.2
Average Age (Female)	33.2	31.7	36.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	23	213
# of Persons per HH	3.4	3.1	2.7
Average HH Income	\$111,916	\$97,060	\$96,205
Average House Value	\$416,672	\$276,987	\$288,580

2023 American Community Survey (ACS)



Map data ©2026 Google

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ADVISOR BIO 1

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ERIC LIGMAN

Director

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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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Teresa Hoffman

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PROFESSIONAL BACKGROUND

Teresa Hoffman brings nearly four decades of real estate expertise to her clients in the Newberry area and beyond. A licensed realtor since 1985, Teresa began her career in Homestead, Florida. For the past 38 years, Teresa has successfully managed Hoffman Construction Inc., giving her a unique dual perspective in both real estate and construction that proves invaluable to her clients. Since joining Bosshardt Realty Services, LLC in 2012, Teresa has distinguished herself as a top performer and leader. She has managed the Bosshardt Newberry Office for the past 14 years and has earned numerous prestigious awards, including: Rookie of the Year, Rising Star, Community Core Award, Integrity Core Award, Bosshardt Way Award, Induction into Bosshardt's Presidents Circle.

Teresa's comprehensive background in commercial real estate, combined with her construction industry experience, enables her to provide clients with valuable insights for selecting the perfect commercial property. Some of her commercial sales include Storage Zone Self Storage, Newberry Publix, Best Drugs, Daba Design Works, and Mac Johnson Warehouse Commercial Buildings.

MEMBERSHIPS

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

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