20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

13935 NW Us Highway 441 | Alachua, FL 32615



FOR LEASE

FOR MORE INFORMATION:



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BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

EXECUTIVE SUMMARY

13935 NW Us Highway 441 | Alachua, FL 32615





OFFERING SUMMARY

Lease Rate:	$9.50 SF/yr (NNN)
Building Size:	20,000 SF
NNN Pass-Through	$2.17 SF/yr
Available SF:	20,000 SF
Lot Size:	2.80 Acres
Year Built:	2001
Zoning:	CI
Market:	Gainesville
Traffic Count:	18,300

PROPERTY OVERVIEW

Rare industrial opportunity with excellent visibility on the US 441 corridor in Alachua. 2.87 acres improved with 20,000 SF across two warehouse buildings, connected by substantial covered space, with room for a lay-down yard or future expansion. Heavy roll-up door access, 2 covered loading docks, and a built-in mezzanine make this a genuinely versatile facility for distribution, contractor, or light manufacturing users.

PROPERTY HIGHLIGHTS

- Clear heights up to 29 feet.
- 7 12′ x 12′ roll-up doors and 2 covered loading docks with hydraulic lift.
- Room for an additional building or lay-down yard.
- 18,3000 AADT
- 2663 SF overhead canopy.

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REGIONAL MAP

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WAREHOUSE A

13935 NW Us Highway 441 | Alachua, FL 32615



WAREHOUSE A

Approximately 12,000 SF of warehouse with a soaring 29-foot peak clear height tapering to 17 feet at the sidewalls. Four 12′ x 12′ roll-up doors serve the building, three along the west elevation and a fourth on the east wall, providing true drive-through capability. Of the three western doors, two are served by ramps and the third connects to the dock high loading area. The eastern door is grade level for direct drive in access. Both covered docks are 13 feet wide, one at 34 inches with a hydraulic lift and the other at 3′10″ for direct semi trailer back in loading. An approximately 5,000 SF built in mezzanine of steel construction adds valuable storage without sacrificing floor area, engineered for heavy loads and fitted with a retractable safety gate for direct forklift access. An employee restroom serves the warehouse.





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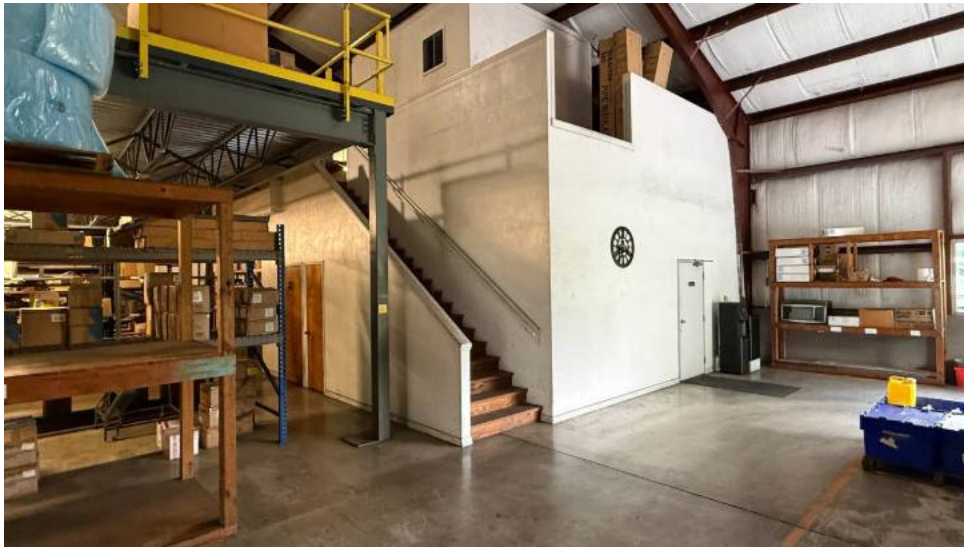
20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

WAREHOUSE A

13935 NW Us Highway 441 | Alachua, FL 32615









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DOCK HIGH LOADING

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20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

WAREHOUSE B

13935 NW Us Highway 441 | Alachua, FL 32615

WAREHOUSE B

Approximately 8,000 SF with 21-foot ceiling heights on center, tapering to 17 feet at the sidewalls. Three 12′ x 12′ roll-up doors serve the space. Two are grade-high on the eastern wall for direct drive-in access and ground-level deliveries, while the third sits on the western elevation adjacent to the covered dock-high loading area, allowing freight to move from trailer to staging to storage entirely under cover. The generous covered space between the buildings provides weather-protected staging and material handling year-round.







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20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

WAREHOUSE B

13935 NW Us Highway 441 | Alachua, FL 32615









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SHOWROOM AND OFFICES

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BUILDING AREA SUMMARY

IMPROVEMENT SKETCHES · TWO-BUILDING INDUSTRIAL PROPERTY

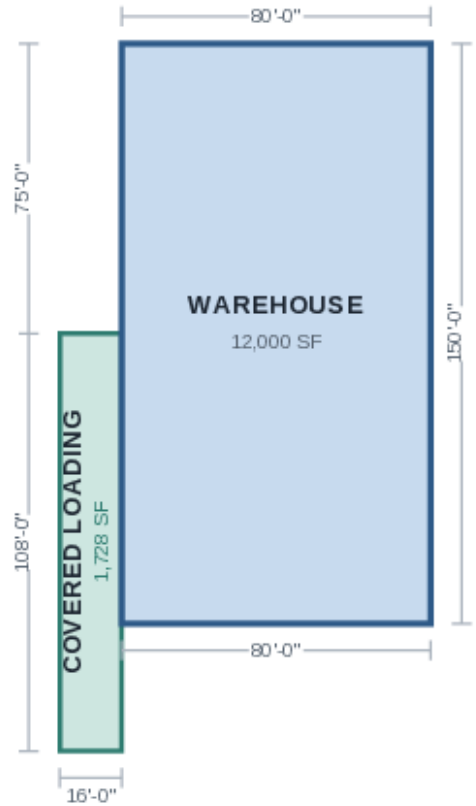
23,163 SF
TOTAL AREA UNDER ROOF

WAREHOUSE · OFFICE · COVERED LOADING PLATFORM · CANOPY

Dimensions in feet · each building drawn to its own scale

A BUILDING A

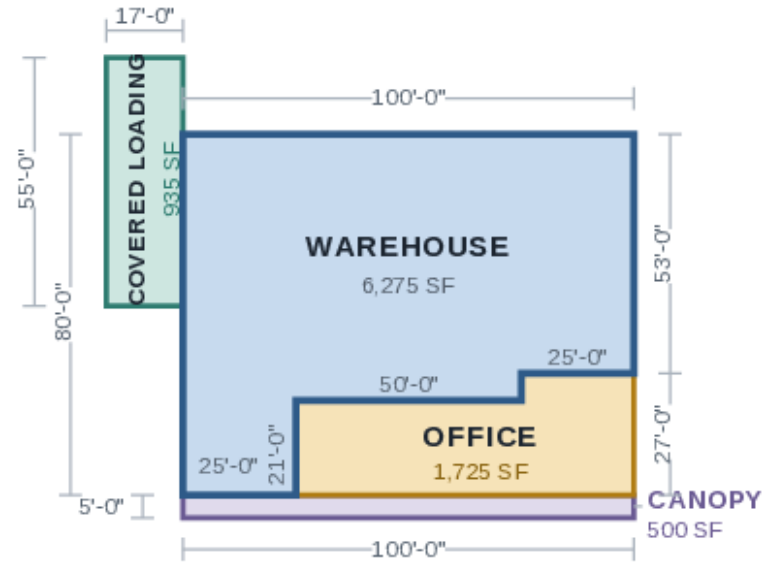
Clear-span warehouse with side loading platform



AREA	DIMENSIONS	SF
Warehouse	80' × 150'	**12,000**
Covered Loading Platform	16' × 108'	**1,728**
Total Under Roof		**13,728**

B BUILDING B

Warehouse with attached office & canopies



AREA	DIMENSIONS	SF
Warehouse	—	**6,275**
Office	—	**1,725**
Covered Loading Platform	17' × 55'	**935**
Canopy	5' × 100'	**500**
Total Under Roof		**9,435**

18,275 SF
WAREHOUSE

1,725 SF
OFFICE

3,163 SF
COVERED / CANOPY

20,000 SF
TOTAL ENCLOSED

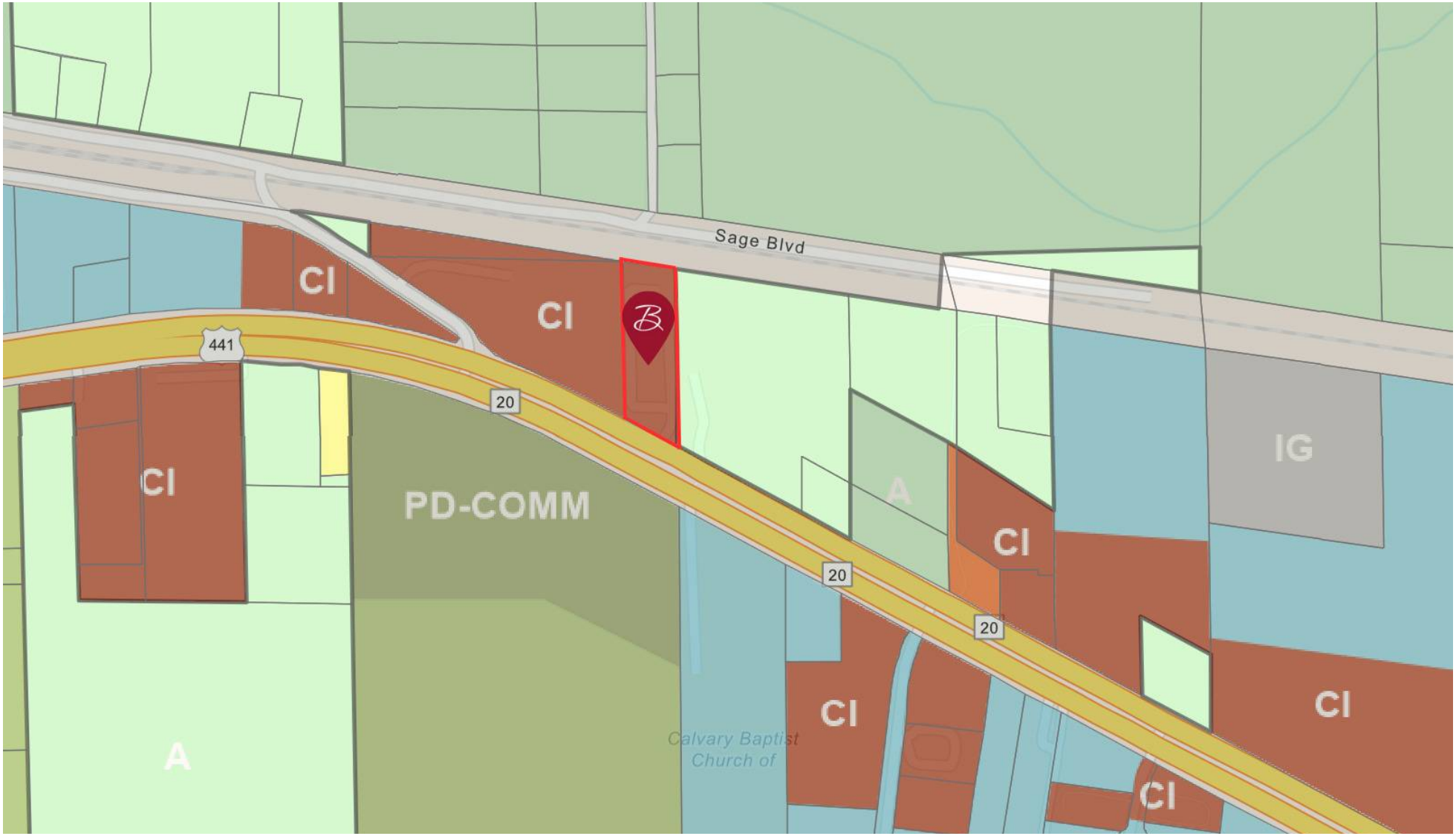
Areas and dimensions are taken from the property improvement sketches and are approximate. Each building is drawn to its own scale; relative sizes between Building A and Building B are not comparable. Prospective purchasers and tenants should verify all measurements independently.

Prepared for marketing purposes
Not a survey

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CI ZONING

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FOR MORE INFORMATION:



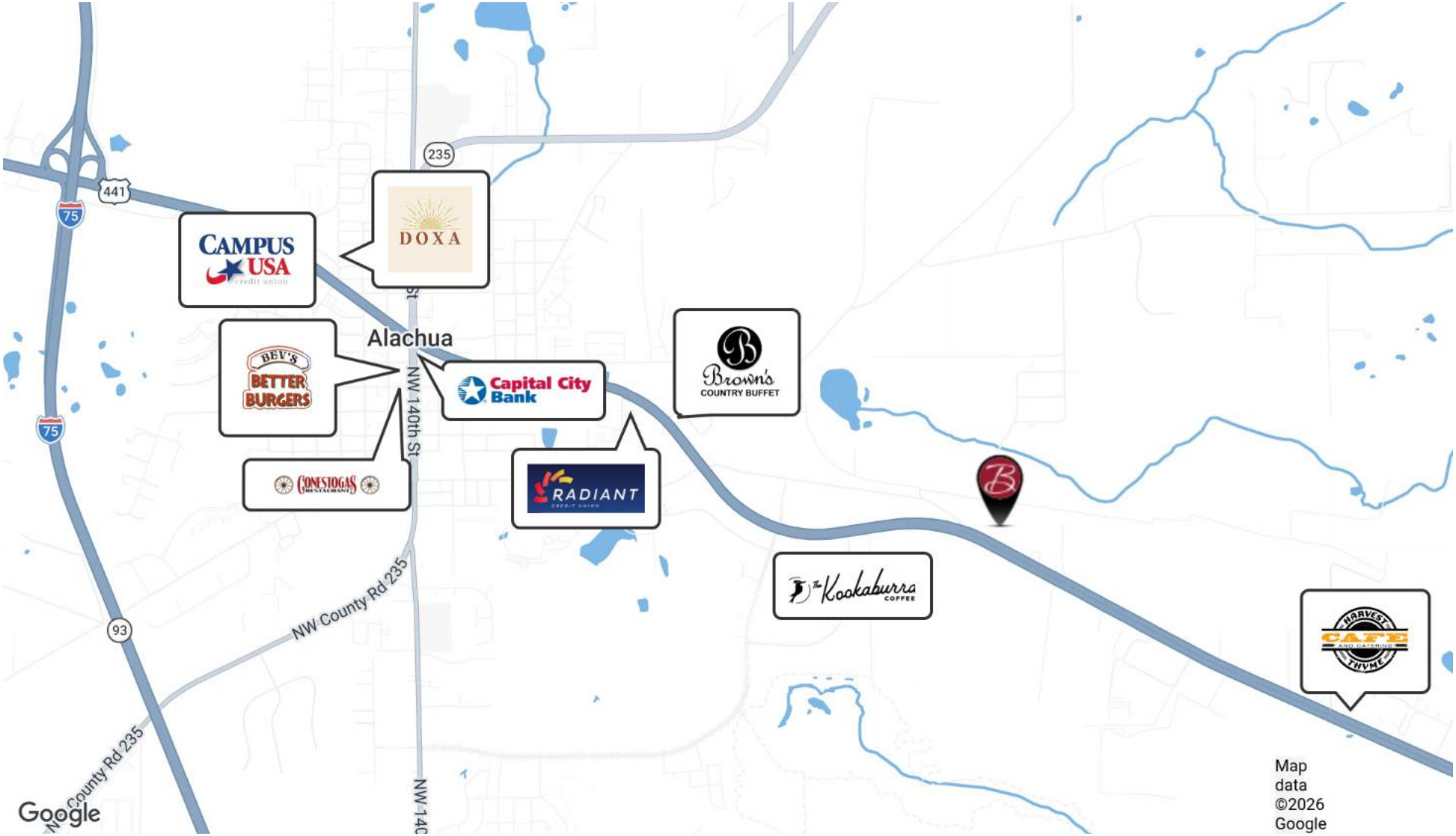
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20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

RETAILER MAP

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BOSSHARDT REALTY SERVICES
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FLOOD ZONING

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20,000+ SF INDUSTRIAL ON 2.87 ACRES | DOCK & GRADE ACCESS ON US 441

ADJACENT TO CSX

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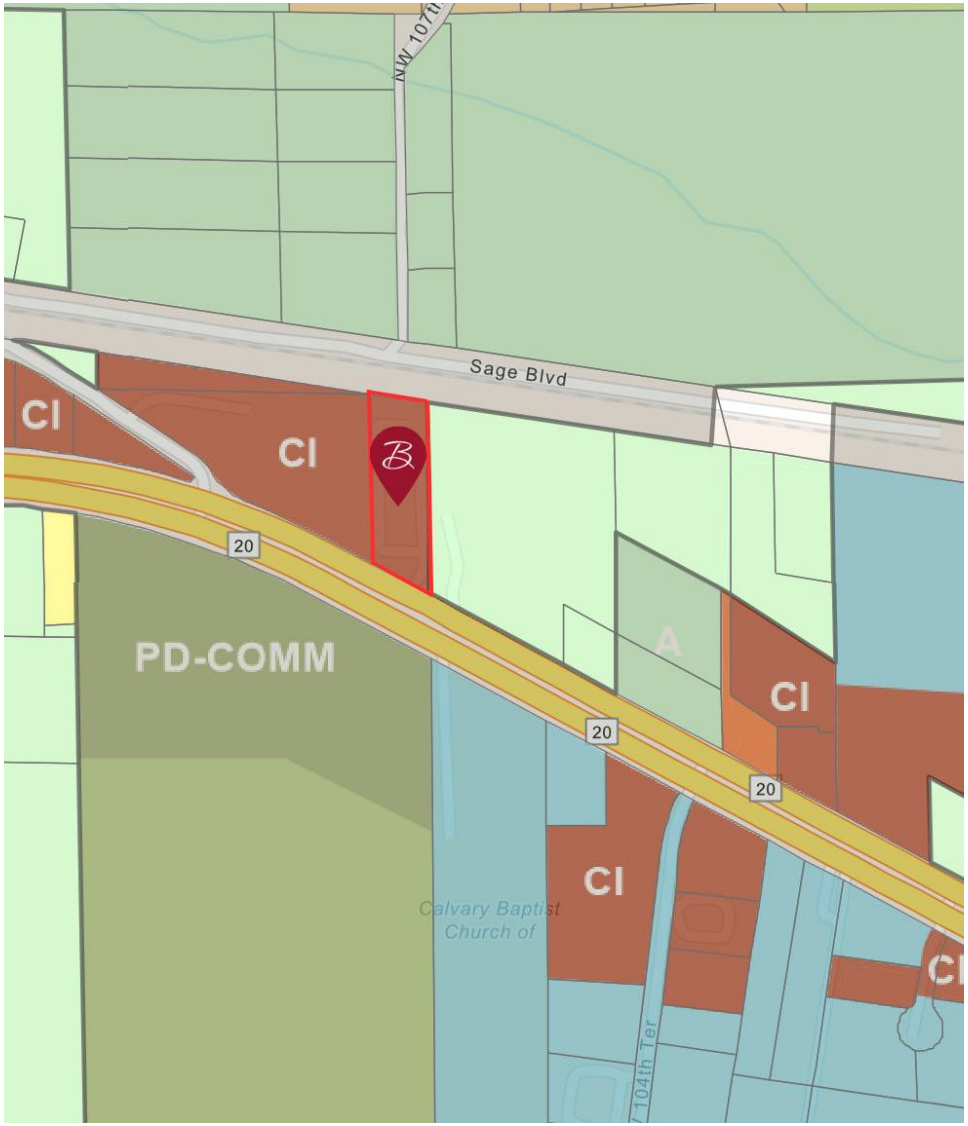
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OVERVIEW

13935 NW Us Highway 441 | Alachua, FL 32615



ZONING: CI – COMMERCIAL INTENSIVE (CITY OF ALACHUA)

Established for highway-oriented development requiring visibility and access along major arterials and the US-441/I-75 corridor.

PERMITTED BY RIGHT INCLUDES

- Retail, including large-format to 80,000 SF
- Restaurants, bars, microbrewery
- Professional, medical, and business offices
- Hotel/motel and conference space
- Self-service storage and parcel services
- General industrial service; heavy equipment sales, rental & repair
- Automotive sales, parts, body shop, service station
- Indoor and outdoor commercial recreation, fitness
- Multi-family and townhouse to 15 du/acre

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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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