

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

1912 NW 67th Pl | Gainesville, FL 32653



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TEMPERATURE CONTROLLED WAREHOUSE CAMPUS

EXECUTIVE SUMMARY

1912 NW 67th Pl | Gainesville, FL 32653



OFFERING SUMMARY

Sale Price:	\$2,850,000
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	6,000-19,500 SF
Lot Size	2.36 Acres
Year Built:	2001
Zoning:	I1
Number of Units	3

PROPERTY OVERVIEW

Primely located in the Northwest Industrial Park with convenient access to Hwy 441 & NW 34th Blvd. With four 12 foot roll-up doors and truck access, this property is an excellent opportunity for any light manufacturing and distribution. The 19,500 square feet is divided into 3 buildings with both office and warehouse space fully air-conditioned in each building. Building sizes range from 6,000-7,500 SF. This property was a former technology lab and manufacturing facility,

PROPERTY HIGHLIGHTS

- I-1 Zoning
- Easy Access to Hwy 441 and NW 34th Blvd
- Rare Office/Warehouse Space
- 3-Phase Power- Front Right building 600+ amps plus separate power for HVAC. Two Transformers installed for buildings 1912 and 1908.

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LOCATION MAP

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AERIAL MAP

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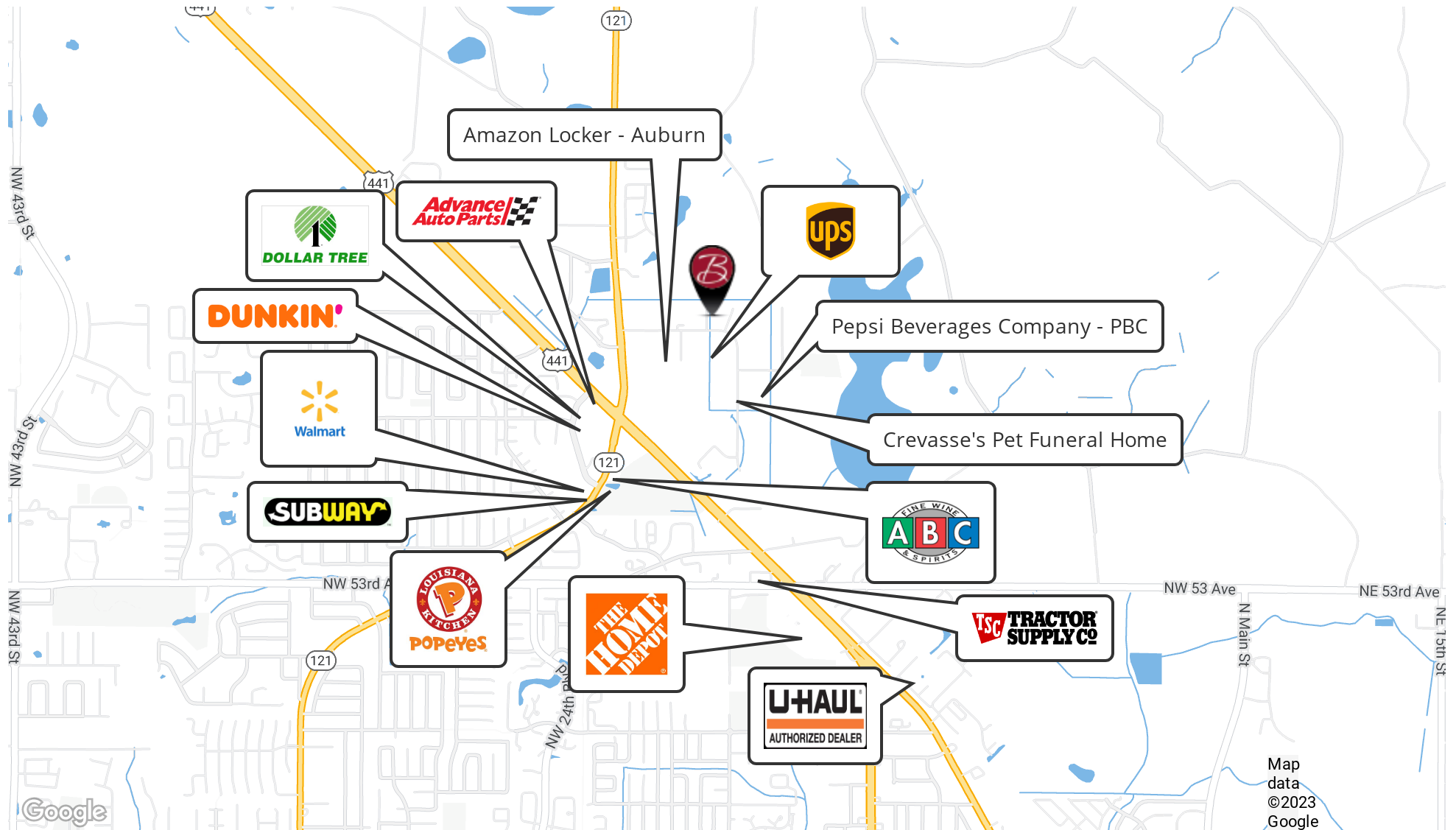


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RETAILER MAP

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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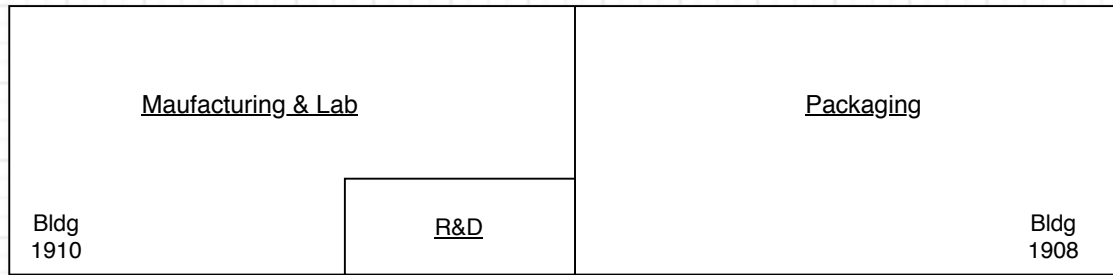
ericligman@bosshardtrealty.com



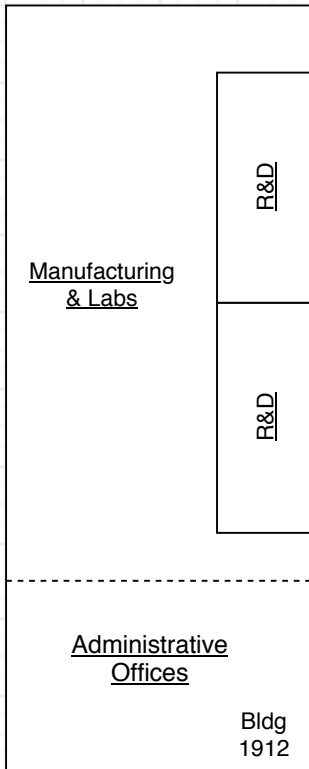
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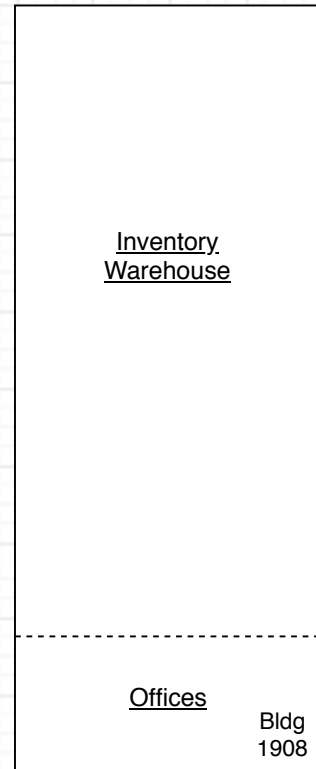
Sinmat Facility



Bldg Total: 7,500 sqft



Bldg Total: 6,000 sqft



Bldg Total: 6,000 sqft

Lot Size: 3 Acres



Front
Gate

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DEMOGRAPHICS MAP & REPORT

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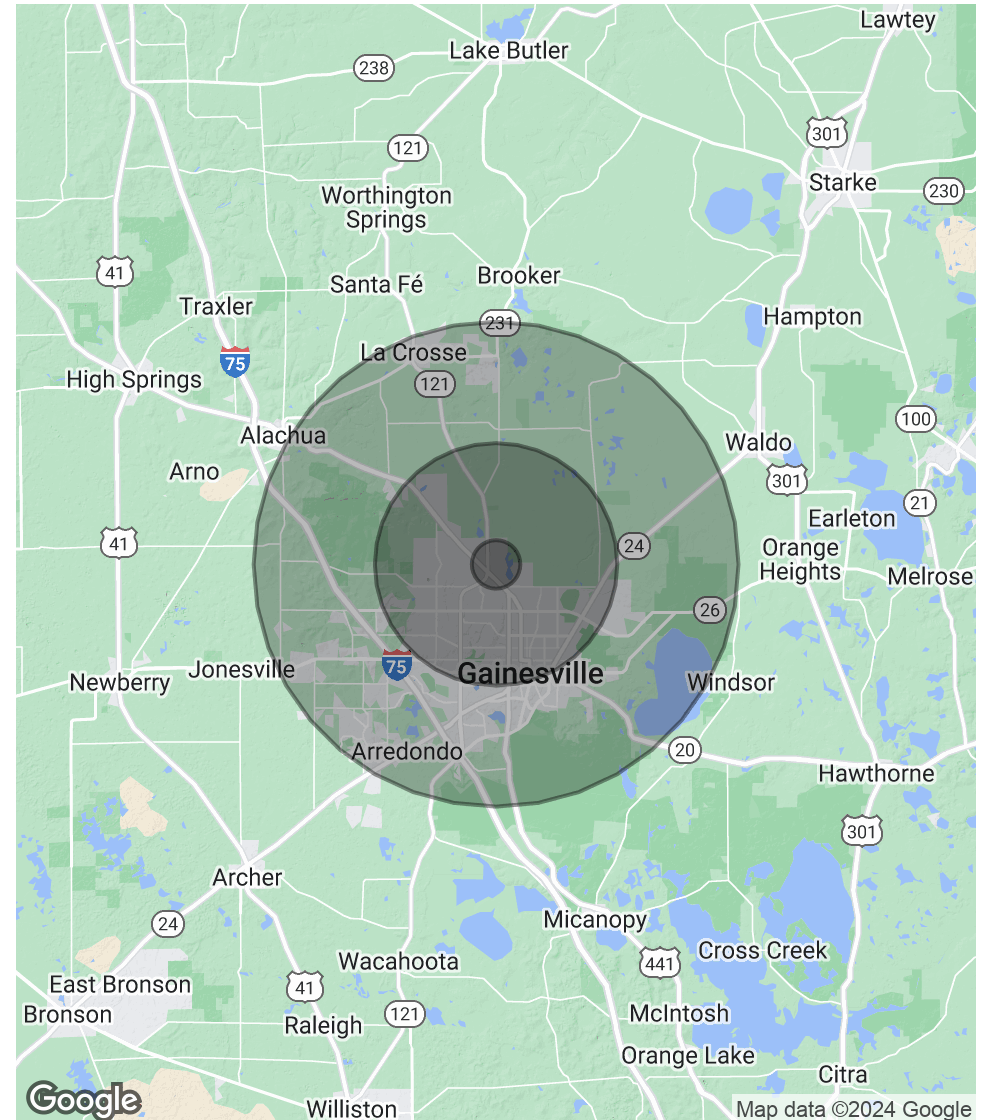
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,212	86,737	213,417
Average Age	26.7	35.6	34.5
Average Age (Male)	20.8	34.2	33.4
Average Age (Female)	30.7	37.5	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,018	38,786	95,569
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$43,879	\$64,169	\$59,371
Average House Value	\$131,525	\$174,620	\$177,799

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.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them.

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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