

WAREHOUSE SPACE FOR LEASE

25430 NW 8th Lane | Newberry, FL 32669



**FOR
LEASE**

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

EXECUTIVE SUMMARY

25430 NW 8th Lane | Newberry, FL 32669



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
2024 NNN Charges	
Available SF:	1,074 SF
Lot Size:	1.3 Acres
Number of Units:	1
Year Built:	2005
Zoning:	ILW

PROPERTY OVERVIEW

1,074 SF of flex space is located just West of Gainesville in the City of Newberry. Property highlights include concrete block construction, precast double-T cement roof decking, three-phase power, ample parking, four roll-up doors, and possible outdoor storage. T.I. allowance is available.

PROPERTY HIGHLIGHTS

- Open Floor Plan
- Three-Phase Electric
- Ample Parking
- 43' X 25'

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



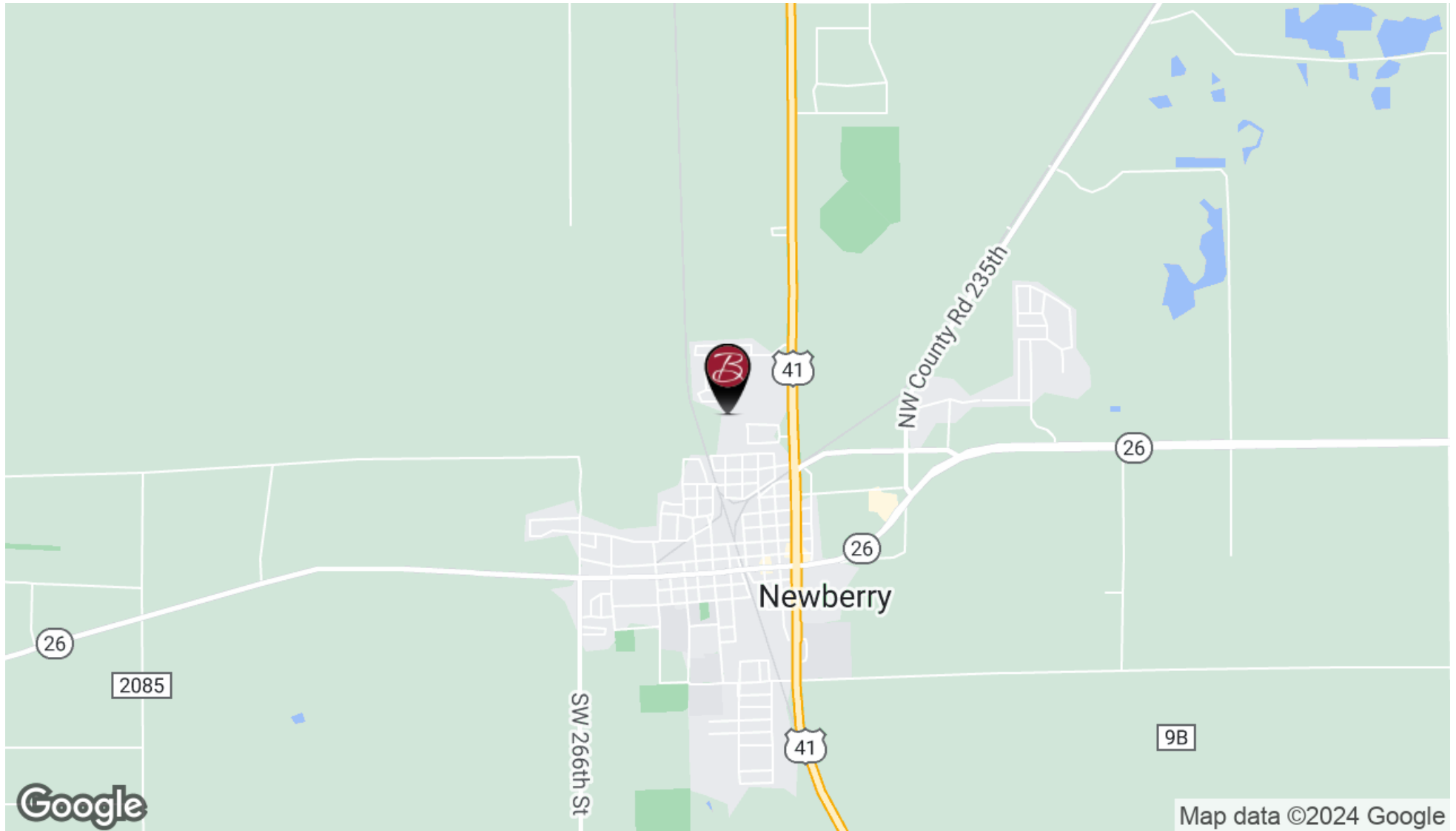
BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

LOCATION MAP

25430 NW 8th Lane | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

LOCATION MAP

25430 NW 8th Lane | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



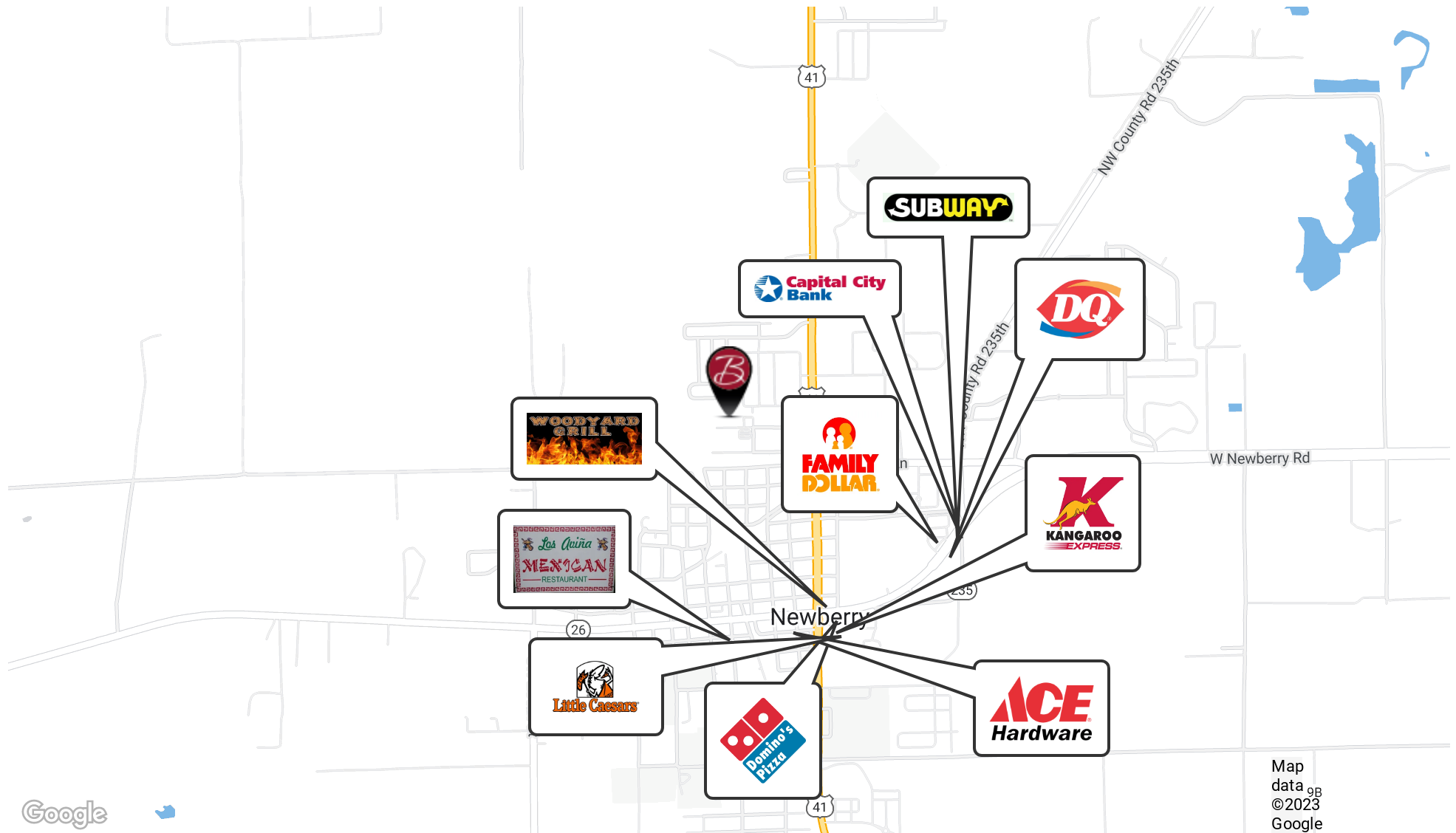
BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

RETAILER MAP

25430 NW 8th Lane | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

ADDITIONAL PHOTOS

25430 NW 8th Lane | Newberry, FL 32669



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

DEMOGRAPHICS MAP & REPORT

25430 NW 8th Lane | Newberry, FL 32669

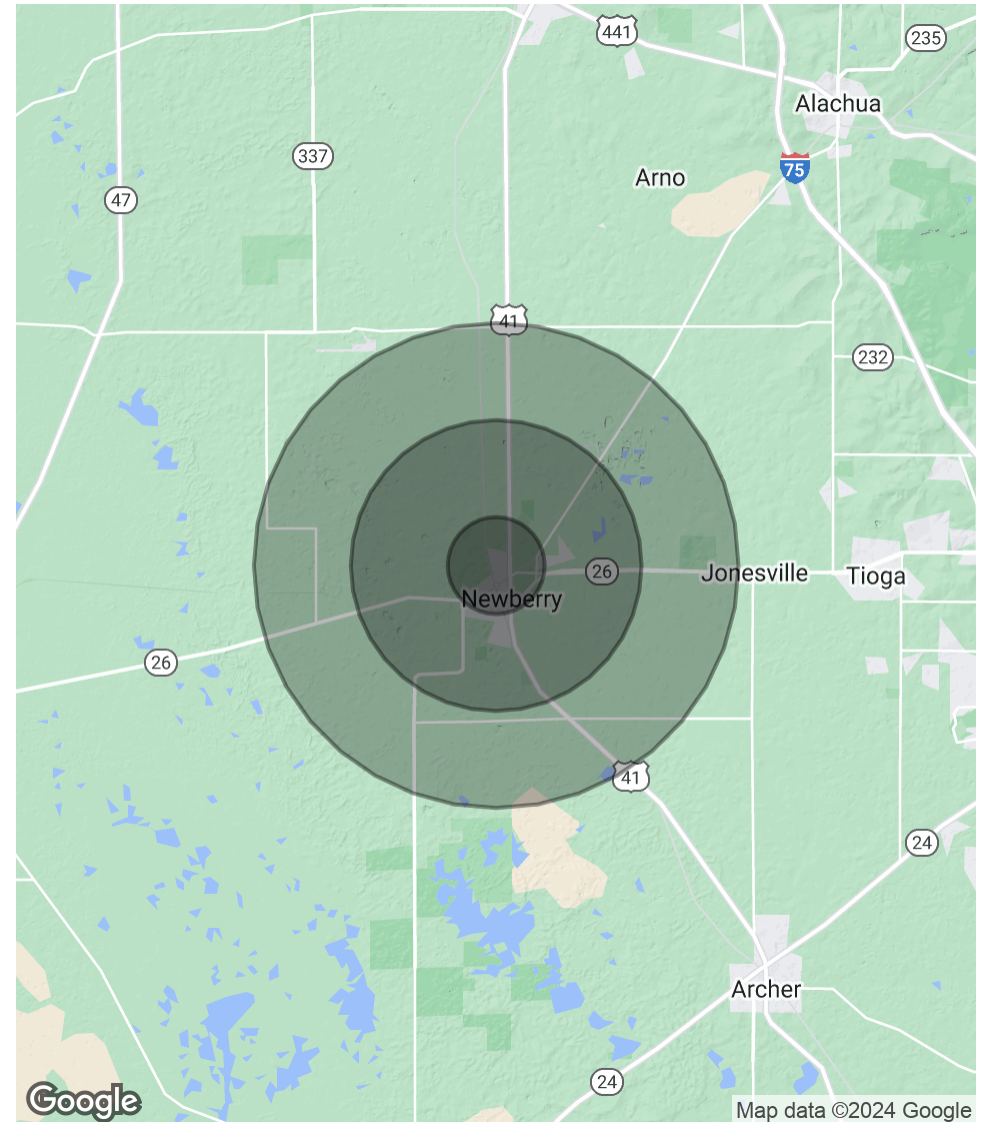
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	522	4,430	9,393
Average Age	37.6	38.3	37.6
Average Age (Male)	32.1	33.2	34.5
Average Age (Female)	39.8	40.5	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	209	1,829	3,769
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$70,473	\$70,952	\$72,256
Average House Value	\$193,537	\$199,717	\$206,662

2020 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

WAREHOUSE SPACE FOR LEASE

ADVISOR BIO 1

25430 NW 8th Lane | Newberry, FL 32669



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

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION