WAREHOUSE/DISTRIBUTION FACILITY

633 NW 250th St | Newberry, FL 32669

FOR LEASE

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

EXECUTIVE SUMMARY

633 NW 250th St | Newberry, FL 32669

OFFERING SUMMARY

Lease Rate:	$9.00 SF/yr (NNN)
Building Size:	12,095 SF
Lot Size:	3.48 Acres (additional 4.5 acres available)
Year Built:	1979
Zoning:	CI
Market:	HWY 27/41 North of Newberry

PROPERTY OVERVIEW

Warehouse/distribution facility is located on HWY 27/41 just north of the City of Newberry. The warehouse encompasses 3.48 acres, with an additional 4.5 acres available. It features seven roll-up doors, truck well, 1,335 square feet of covered storage, and ample outdoor laydown space, all supported by three-phase power. The interior space is divided into 3,200 square feet of showroom office space and 8,415 square feet of warehouse space. Tenant improvement allowance is subject to the terms of an agreeable Letter of Intent.

PROPERTY HIGHLIGHTS

- Ample Parking
- Three-Phase-Power
- 18′ ceiling heights
- Full Semi-Truck Acess

FOR MORE INFORMATION:

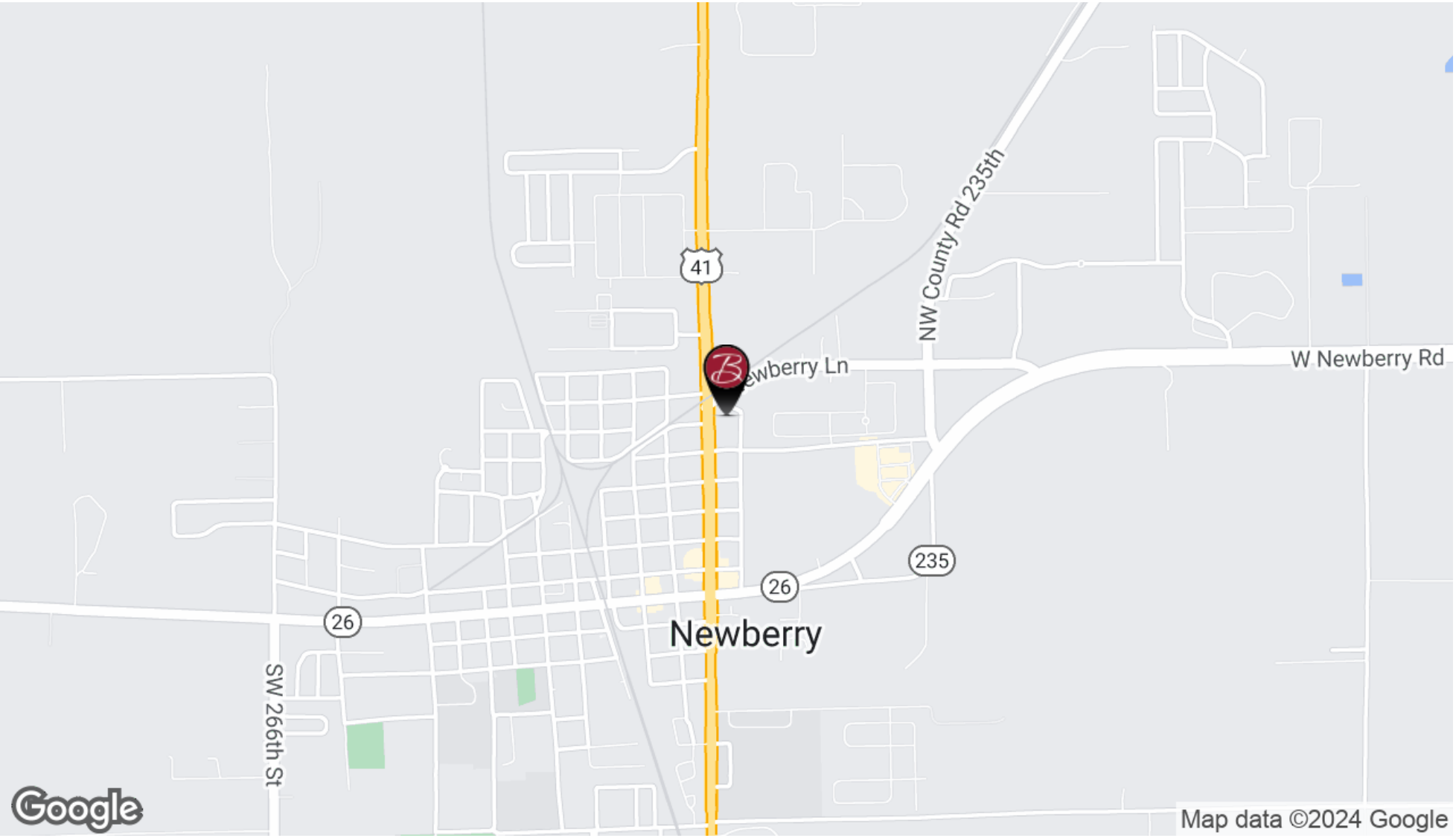
Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

LOCATION MAP

633 NW 250th St | Newberry, FL 32669



FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

ADDITIONAL PHOTOS

633 NW 250th St | Newberry, FL 32669

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

INGRESS/EGRESS

633 NW 250th St | Newberry, FL 32669

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

ADDITIONAL LAYDOWN YARD

633 NW 250th St | Newberry, FL 32669

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

ADDITIONAL PHOTOS

633 NW 250th St | Newberry, FL 32669

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

ADDITIONAL PHOTOS

633 NW 250th St | Newberry, FL 32669

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

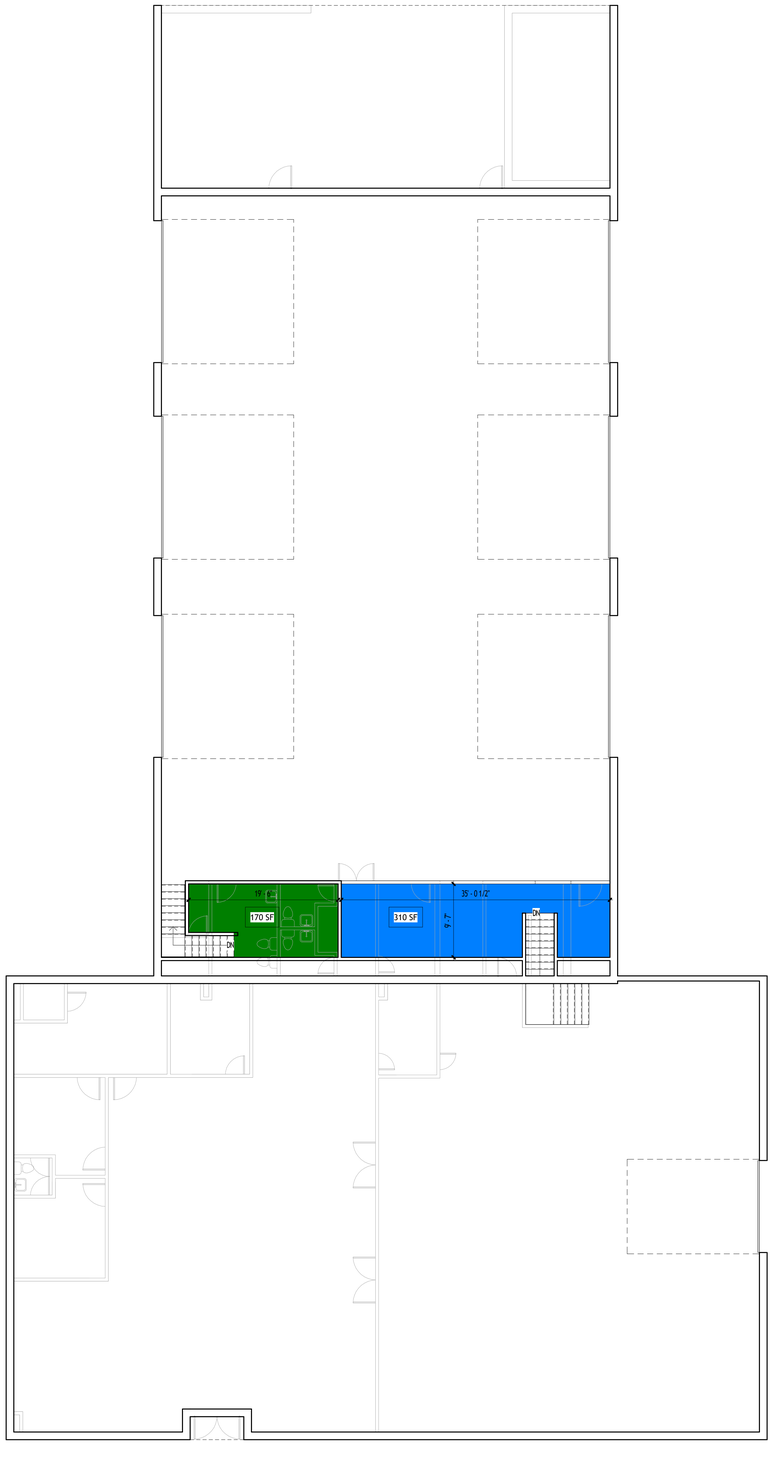
ADDITIONAL PHOTOS

633 NW 250th St | Newberry, FL 32669

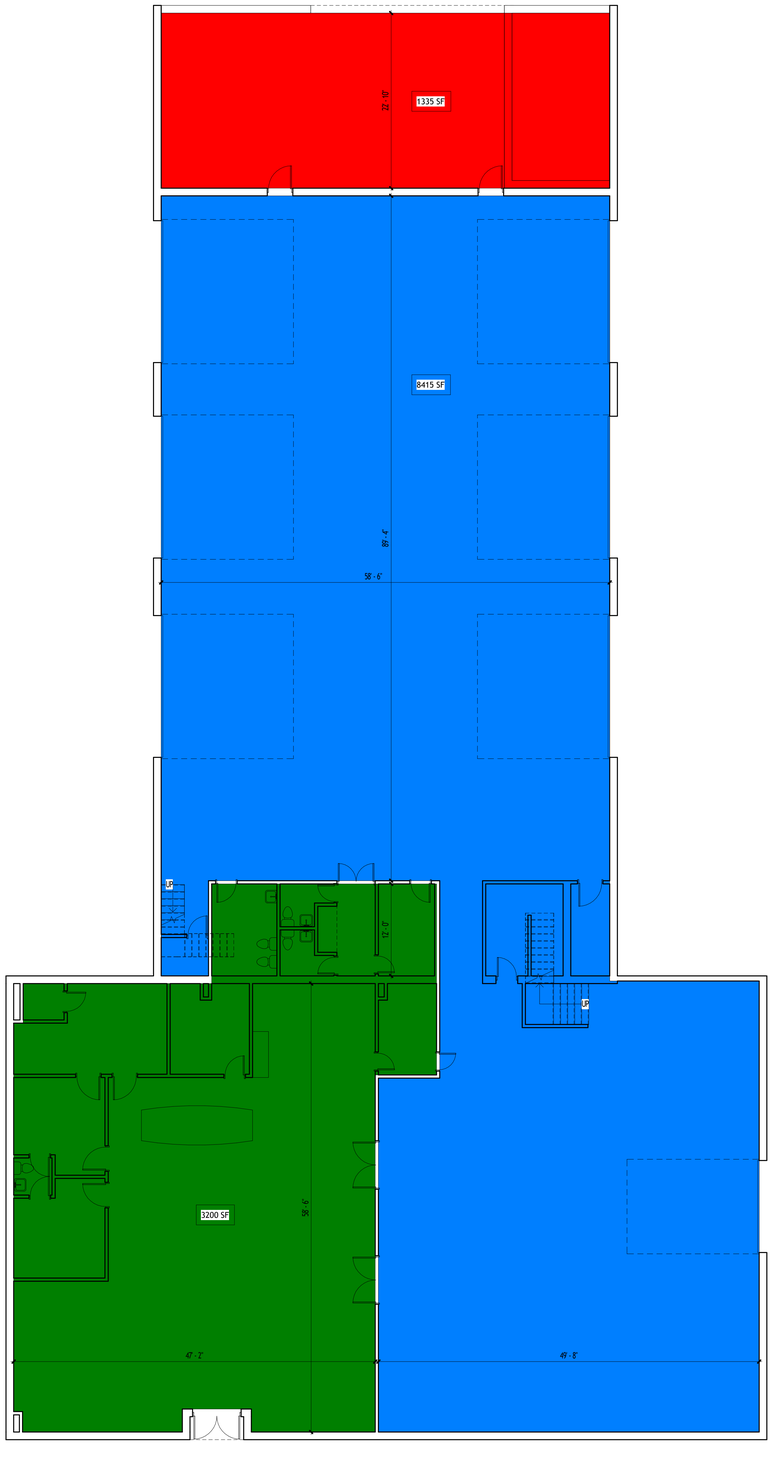
FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION



2 Second Floor Architectural Plan
1/8" = 1'-0"



1 First Floor Architectural Plan
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE AND ARE FOR REVIEW ONLY AND ARE NOT TO BE REPRODUCED OR PERMITTED WITHOUT THE APPROPRIATE SIGNATURE/SEAL

TO THE BEST OF THE ARCHITECT'S AND ENGINEER'S KNOW-LEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING AND FIRE SAFETY STANDARDS AS ESTABLISHED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE ADOPTED CODES PURSUANT 633, FL STATUTES.

STATE OF FLORIDA
ADAM GAYLE
AR0097195
REGISTERED ARCHITECT

EXISTING COMMERRCIAL WAREHOUSE

633 NW 250th ST
Newberry, FL 32669

REVISIONS

NO.	DATE	REF:	BY:

DRAWING STATUS:
AS-BUILT DRAWINGS

ISSUE DATE:
05/16/2023

DRAWN BY: ARG
CHECKED BY: ARG

PROJECT NUMBER:
2023AG01

DRAWING TITLE:
Architectural Area Plans

SHEET NO.
A101

DATE/TIME STAMP:
5/16/2023 11:40:07 PM

WAREHOUSE/DISTRIBUTION FACILITY

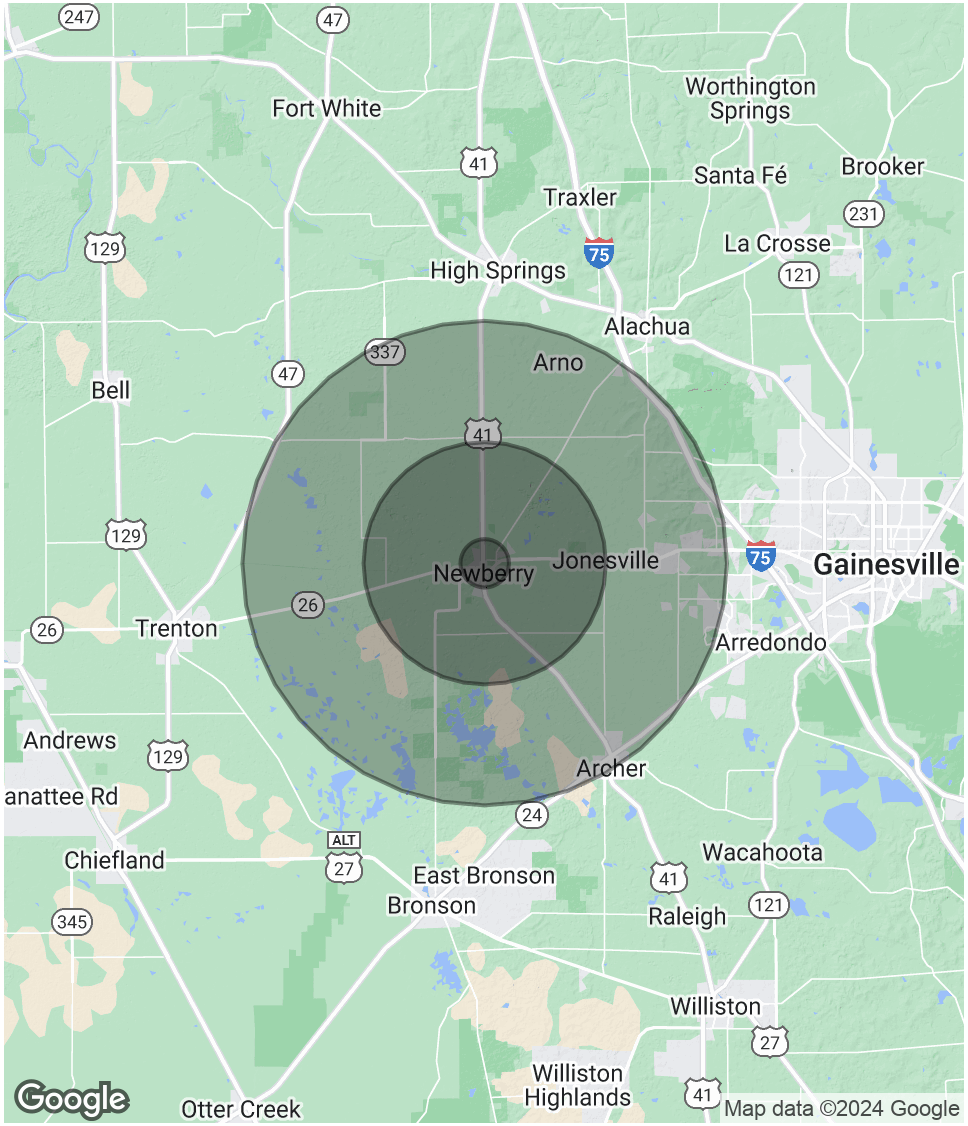
DEMOGRAPHICS MAP & REPORT

633 NW 250th St | Newberry, FL 32669

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	$38,430	$43,136	$44,682
Average House Value	$202,045	$115,983	$120,835

** Demographic data derived from 2020 ACS - US Census*



FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

WAREHOUSE/DISTRIBUTION FACILITY

633 NW 250th St | 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