

INDUSTRIAL OFFICE/WAREHOUSE SPACE

1995 NE 31st Ave | Gainesville, FL 32609



FOR SALE OR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

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— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

INDUSTRIAL OFFICE/WAREHOUSE SPACE

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$649,000
Lease Rate:	\$5,500 Gross
Showroom	1,380 SF
Available SF:	6,300 SF
Total SF	7680 SF
Year Built:	1972
Renovated:	2010
Zoning:	I-2

PROPERTY OVERVIEW

The property features 16-foot ceiling heights and two 12-foot roll-up doors. The office area is temperature-controlled and suitable for showroom or production use. Conveniently located in Gainesville, the site offers quick access to major highways, restaurants like Peach Valley Café and Bonefish Grill, and recreational areas such as Northside Park. It's also near the University of Florida and Santa Fe College, providing a strong labor pool and professional resources.

PROPERTY HIGHLIGHTS

- 16 ft Ceiling Height in warehouse
- Two- 12 ft. Roll up doors
- Security gate for after hours.
- Alarm System
- Roof replaced in 2021

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GAINESVILLE MAP

This map of Gainesville, Florida, illustrates the city's infrastructure. Major highways shown include Interstate 75 (I-75) running north-south and Interstate 20 (I-20) running east-west. US Highway 441 (US-441) also runs north-south. Local roads such as NW 13th Ave, NW 20th Ave, NW 30th Ave, NW 34th Ave, NW 38th Ave, NW 42nd Ave, NW 46th Ave, NW 50th Ave, NW 54th Ave, NW 58th Ave, NW 62nd Ave, NW 66th Ave, NW 70th Ave, NW 74th Ave, NW 78th Ave, NW 82nd Ave, NW 86th Ave, NW 90th Ave, NW 94th Ave, NW 98th Ave, NW 102nd Ave, NW 106th Ave, NW 110th Ave, NW 114th Ave, NW 118th Ave, NW 122nd Ave, NW 126th Ave, NW 130th Ave, NW 134th Ave, NW 138th Ave, NW 142nd Ave, NW 146th Ave, NW 150th Ave, NW 154th Ave, NW 158th Ave, NW 162nd Ave, NW 166th Ave, NW 170th Ave, NW 174th Ave, NW 178th Ave, NW 182nd Ave, NW 186th Ave, NW 190th Ave, NW 194th Ave, NW 198th Ave, NW 202nd Ave, NW 206th Ave, NW 210th Ave, NW 214th Ave, NW 218th Ave, NW 222nd Ave, NW 226th Ave, NW 230th Ave, NW 234th Ave, NW 238th Ave, NW 242nd Ave, NW 246th Ave, NW 250th Ave, NW 254th Ave, NW 258th Ave, NW 262nd Ave, NW 266th Ave, NW 270th Ave, NW 274th Ave, NW 278th Ave, NW 282nd Ave, NW 286th Ave, NW 290th Ave, NW 294th Ave, NW 298th Ave, NW 302nd Ave, NW 306th Ave, NW 310th Ave, NW 314th Ave, NW 318th Ave, NW 322nd Ave, NW 326th Ave, NW 330th Ave, NW 334th Ave, NW 338th Ave, NW 342nd Ave, NW 346th Ave, NW 350th Ave, NW 354th Ave, NW 358th Ave, NW 362nd Ave, NW 366th Ave, NW 370th Ave, NW 374th Ave, NW 378th Ave, NW 382nd Ave, NW 386th Ave, NW 390th Ave, NW 394th Ave, NW 398th Ave, NW 402nd Ave, NW 406th Ave, NW 410th Ave, NW 414th Ave, NW 418th Ave, NW 422nd Ave, NW 426th Ave, NW 430th Ave, NW 434th Ave, NW 438th Ave, NW 442nd Ave, NW 446th Ave, NW 450th Ave, NW 454th Ave, NW 458th Ave, NW 462nd Ave, NW 466th Ave, NW 470th Ave, NW 474th Ave, NW 478th Ave, NW 482nd Ave, NW 486th Ave, NW 490th Ave, NW 494th Ave, NW 498th Ave, NW 502nd Ave, NW 506th Ave, NW 510th Ave, NW 514th Ave, NW 518th Ave, NW 522nd Ave, NW 526th Ave, NW 530th Ave, NW 534th Ave, NW 538th Ave, NW 542nd Ave, NW 546th Ave, NW 550th Ave, NW 554th Ave, NW 558th Ave, NW 562nd Ave, NW 566th Ave, NW 570th Ave, NW 574th Ave, NW 578th Ave, NW 582nd Ave, NW 586th Ave, NW 590th 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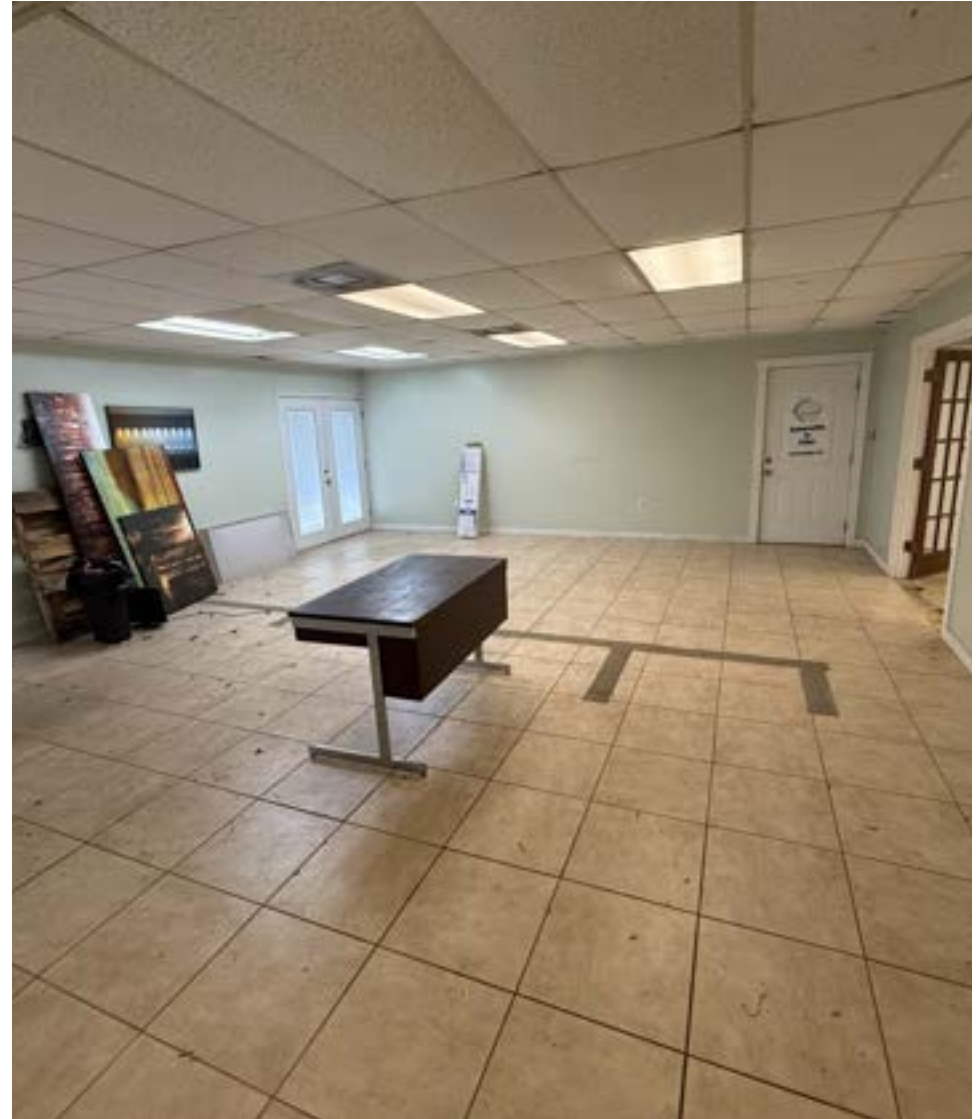


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SHOWROOM OR OFFICE

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DEMOGRAPHICS MAP & REPORT

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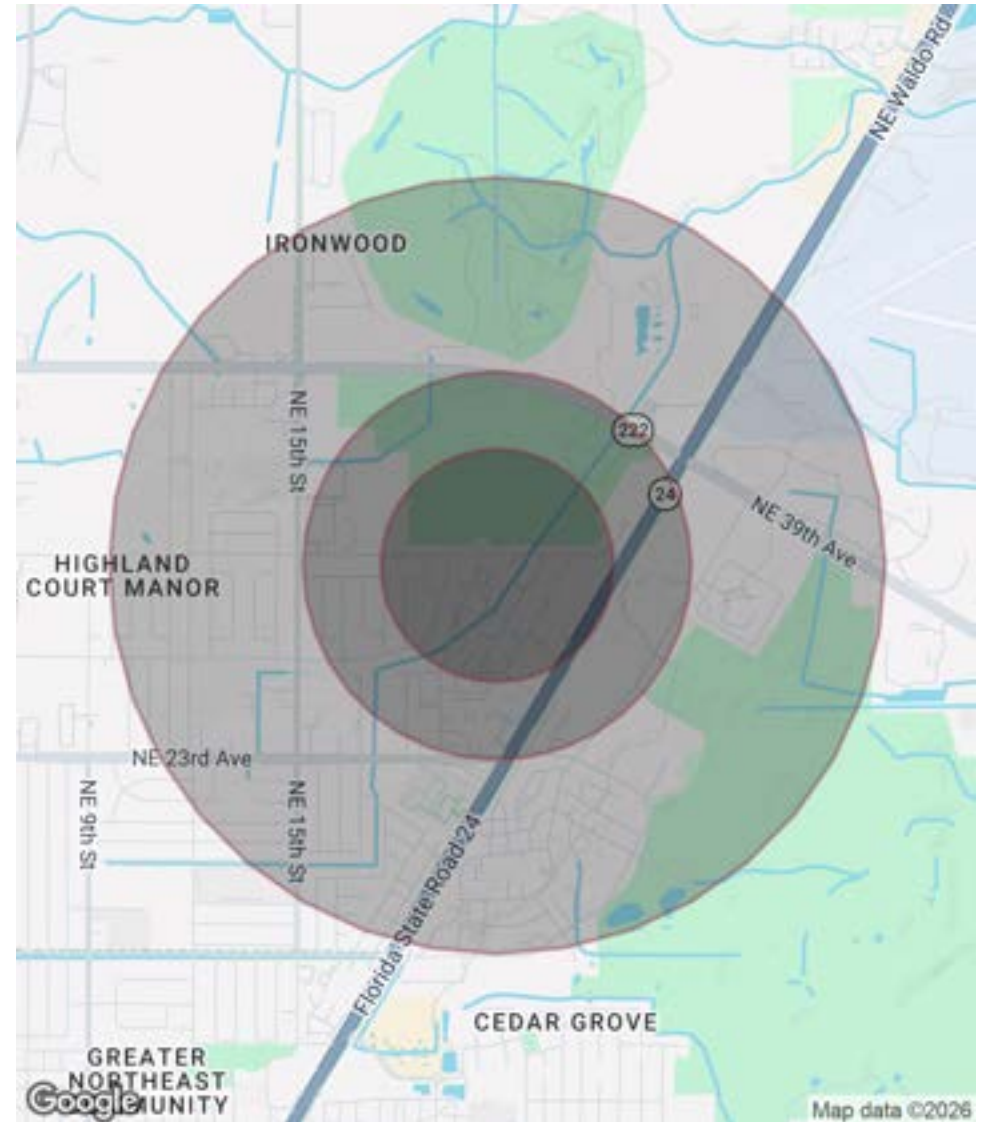
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	324	995	4,625
Average Age	34	35	38
Average Age (Male)	30	33	36
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	333	1,646
# of Persons per HH	2.8	3	2.8
Average HH Income	\$57,247	\$54,668	\$62,593
Average House Value	\$645,547	\$549,822	\$317,686

2020 American Community Survey (ACS)



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ERIC LIGMAN

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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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