

KEYSTONE HEIGHTS COMMERCIAL CENTER

200 NE Commercial Cir | Keystone Heights, FL 32656



FOR LEASE

FOR MORE INFORMATION:



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

KEYSTONE HEIGHTS COMMERCIAL CENTER

EXECUTIVE SUMMARY

200 NE Commercial Cir | Keystone Heights, FL 32656



OFFERING SUMMARY

Lease Rate:	\$6.32 - \$9.00 SF/yr (NNN)
Total Building Sizes:	16,969 SF
Available SF:	3,700 & 13,269 SF
Lot Size:	2.46 acres
Number of Units:	3
Year Built:	2001
Renovated:	2025
Zoning:	IL

PROPERTY OVERVIEW

Prime commercial spaces are available for lease on a NNN basis within a light industrial-zoned property, allowing for a range of industrial, flex, and service uses. This turnkey-ready site offers functional layouts, easy access, solar energy cost reduction, and convenient positioning just off State Roads 21 and 100, with proximity to Jacksonville and Gainesville, as well as U.S. 301 and U.S. 441, making it an efficient location for businesses serving the broader North Florida region.

PROPERTY HIGHLIGHTS

- Turn Key Ready
- Retail allowed by exception
- 3 Phase Power
- Semi-Truck Access
- 13,269 SF Main Building

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KEYSTONE HEIGHTS COMMERCIAL CENTER

PROPERTY DETAILS & HIGHLIGHTS 200 NE Commercial Cir | Keystone Heights, FL 32656

Building Name	RENOVATED Keystone Heights Commercial Center
Property Type	Industrial
Property Subtype	Manufacturing
APN	002189-011-00
Building Size	16,969 SF
Lot Size	2.46 Acres
Building Class	B
Year Built	2001
Year Last Renovated	2025
Number of Floors	2
Number of Buildings	3

Spaces are available for lease on a NNN basis within a light industrial-zoned property, allowing for a range of industrial, flex, and service uses. The site offers functional layouts, easy access, and convenient positioning just off State Road 21, with proximity to Jacksonville and Gainesville, as well as U.S. 301 and U.S. 441, making it an efficient location for businesses serving the broader North Florida region.



- Turn Key Ready
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- 3 Phase Power
- Semi-Truck Access
- 13,269 SF Main Building

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AVAILABILITY

200 NE Commercial Cir | Keystone Heights, FL 32656



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 3,700 - 13,269 SF Lease Rate: \$6.32 - \$9 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Keystone Heights Bay Storage	Available	3,700 SF	NNN	\$6.32 SF/yr	-
Keystone Heights Commercial Building	Available	13,269 SF	NNN	\$9.00 SF/yr	-

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KEYSTONE HEIGHTS COMMERCIAL CENTER

BUILDING 1

200 NE Commercial Cir | Keystone Heights, FL 32656



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Commercial Advisor | Realtor®
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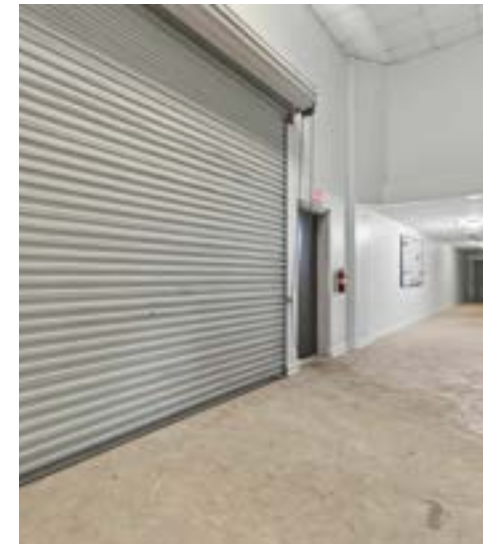


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KEYSTONE HEIGHTS COMMERCIAL CENTER

BUILDING 1 INTERIOR

200 NE Commercial Cir | Keystone Heights, FL 32656



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Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
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KEYSTONE HEIGHTS COMMERCIAL CENTER

BUILDING 2

200 NE Commercial Cir | Keystone Heights, FL 32656



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Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



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Director
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KEYSTONE HEIGHTS COMMERCIAL CENTER

BUILDING 2 INTERIOR

200 NE Commercial Cir | Keystone Heights, FL 32656



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Commercial Advisor | Realtor®
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marlon@bosshardtrealty.com



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KEYSTONE HEIGHTS COMMERCIAL CENTER

BUILDING 3

200 NE Commercial Cir | Keystone Heights, FL 32656



FOR MORE INFORMATION:



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Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



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KEYSTONE HEIGHTS COMMERCIAL CENTER

RETAILER MAP

200 NE Commercial Cir | Keystone Heights, FL 32656



FOR MORE INFORMATION:



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Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



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KEYSTONE HEIGHTS COMMERCIAL CENTER

MAJOR THOROUGHFARE

200 NE Commercial Cir | Keystone Heights, FL 32656



FOR MORE INFORMATION:



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

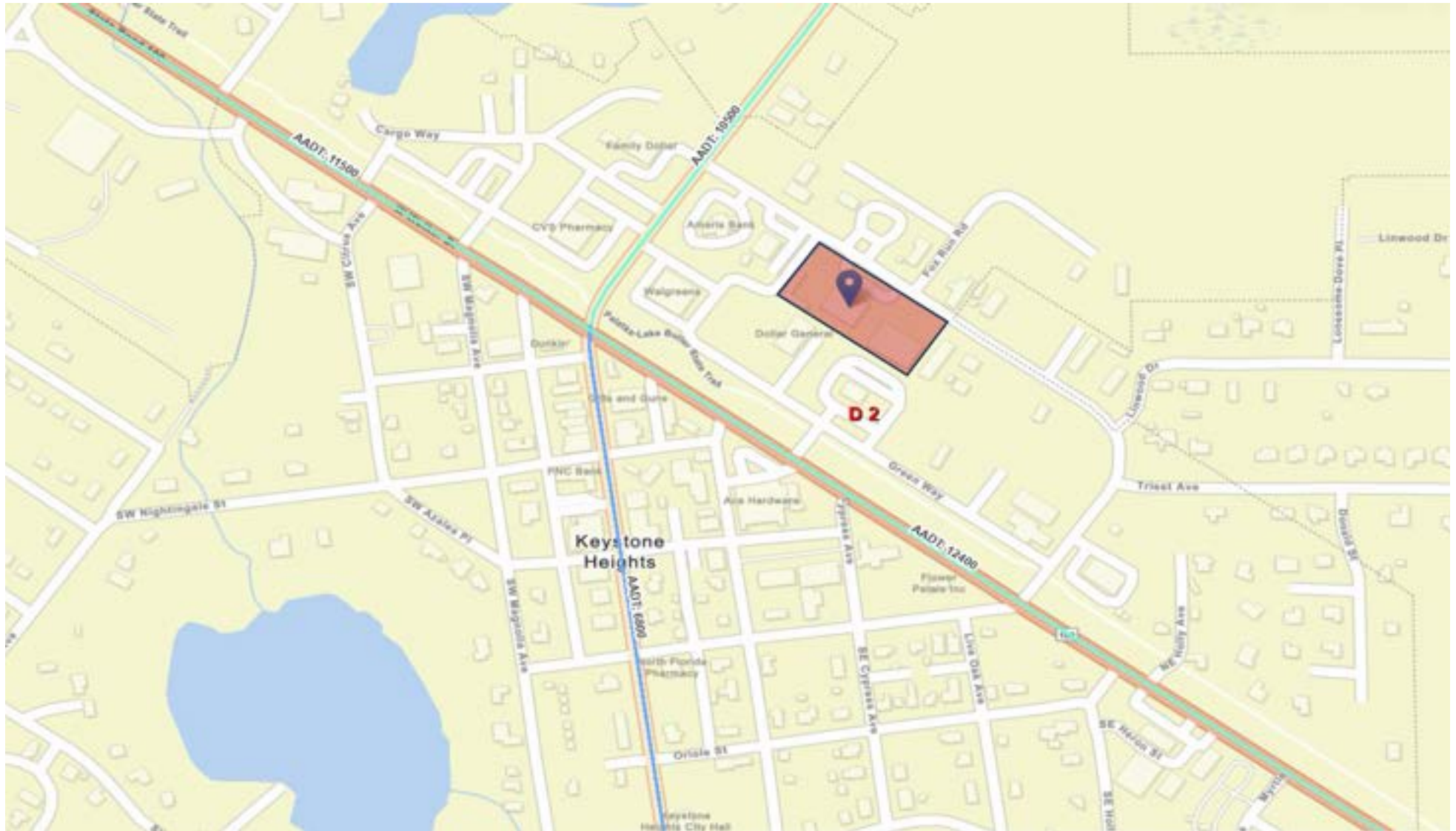


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KEYSTONE HEIGHTS COMMERCIAL CENTER

TRAFFIC COUNT II

200 NE Commercial Cir | Keystone Heights, FL 32656



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Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



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KEYSTONE HEIGHTS COMMERCIAL CENTER

DEMOGRAPHICS MAP & REPORT 200 NE Commercial Cir | Keystone Heights, FL 32656

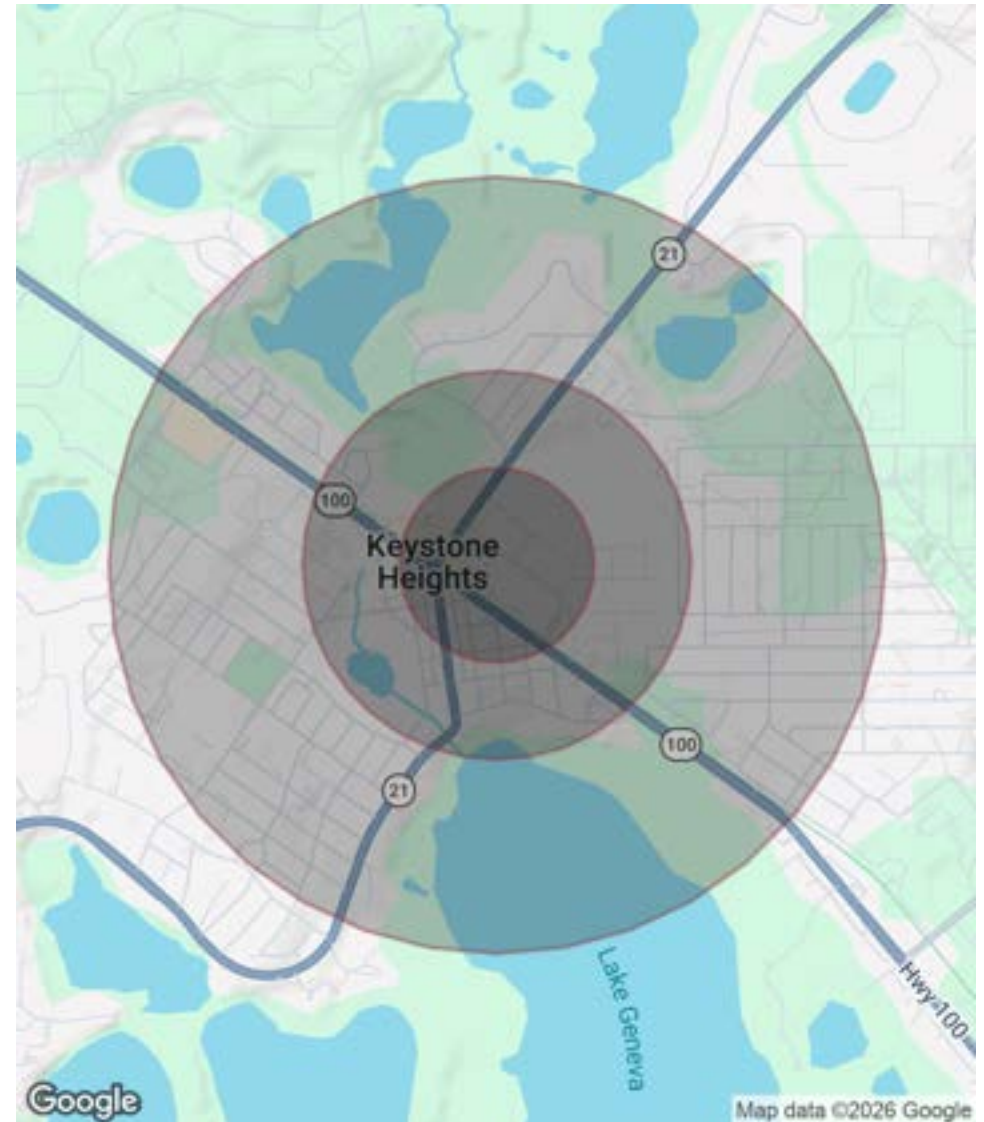
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	151	695	2,579
Average Age	33.8	34.5	35.0
Average Age (Male)	34.9	34.3	34.5
Average Age (Female)	33.5	34.6	35.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	239	889
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$77,219	\$75,502	\$76,458
Average House Value	\$223,232	\$213,960	\$214,528

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



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MARLON BRUCE, ADVISOR

200 NE Commercial Cir | Keystone Heights, FL 32656



MARLON BRUCE

Commercial Advisor | Realtor®

marlon@bosshardtrealty.com

Direct: 352.502.5407

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce - Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Marlon Bruce

Commercial Advisor | Realtor®

352.502.5407

marlon@bosshardtrealty.com



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



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— REALTY SERVICES —

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ERIC LIGMAN, DIRECTOR

200 NE Commercial Cir | Keystone Heights, FL 32656



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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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