

# TECHNOLOGY & RESEARCH-ORIENTED OFFICE BUILDING

6815 SW Archer Rd | Gainesville, FL 32608



# FOR LEASE

## FOR MORE INFORMATION:



**Eric Ligman**

Director  
352.256.2112  
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

6815 SW Archer Rd | Gainesville, FL 32608



### OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Lease Rate:    | \$12 SF/yr (NNN)      |
| Building Size: | 3,534 SF              |
| Use            | Technology and R&D    |
| Year Built:    | 1995                  |
| Zoning:        | MP                    |
| T.I            | Avaiable upon request |

### PROPERTY OVERVIEW

The subject property is located within Alachua County and is zoned MP (Manufacturing and Processing), a designation intended to support research, technology, and employment-based uses. Permitted uses include laboratories, scientific testing, research and development, biotechnology, environmental and engineering firms, and professional offices supporting these industries.

The MP zoning allows for a flexible mix of light industrial and office uses, accommodating specialized buildouts and operational needs not typically allowed in traditional office districts. This makes the property well-suited for innovation-driven users seeking adaptable space within a growing employment and research corridor.

### PROPERTY HIGHLIGHTS

- Located in Alachua County with MP (Manufacturing & Processing) zoning
- Permitted uses include laboratories, scientific testing, and research & development
- Ideal for biotechnology, environmental, and engineering firms

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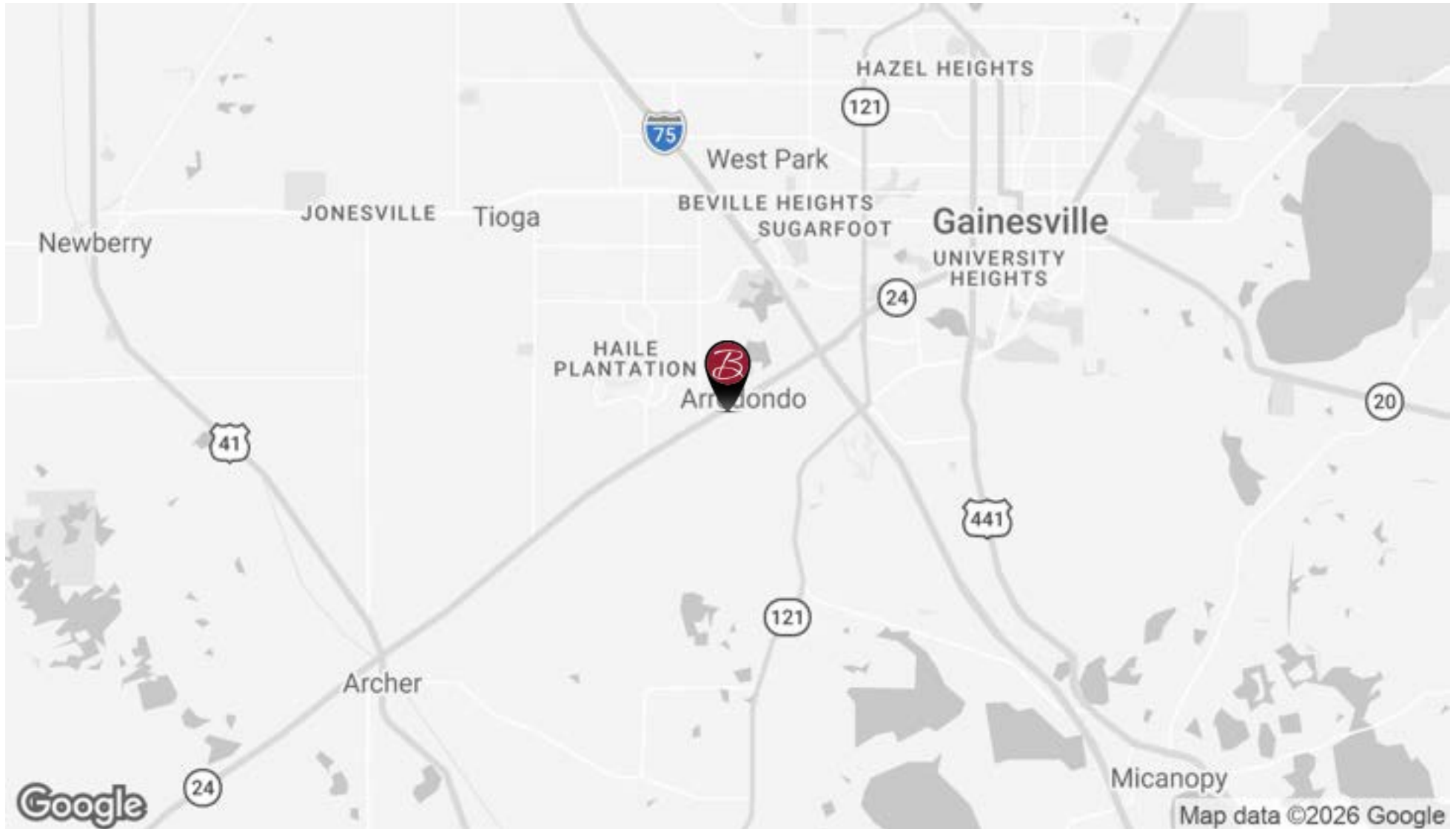


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## LOCATION MAP

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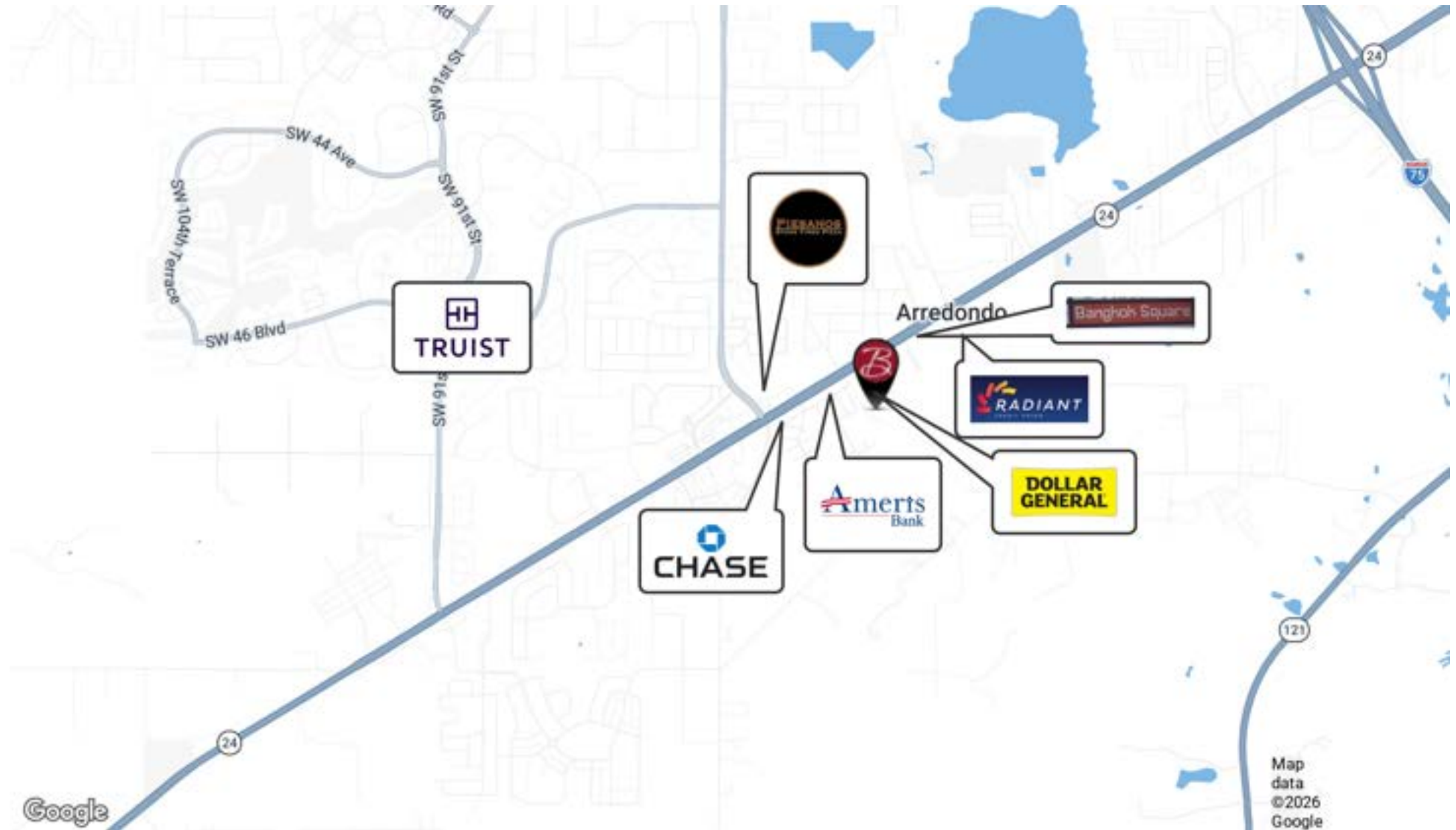


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## RETAIL MAP

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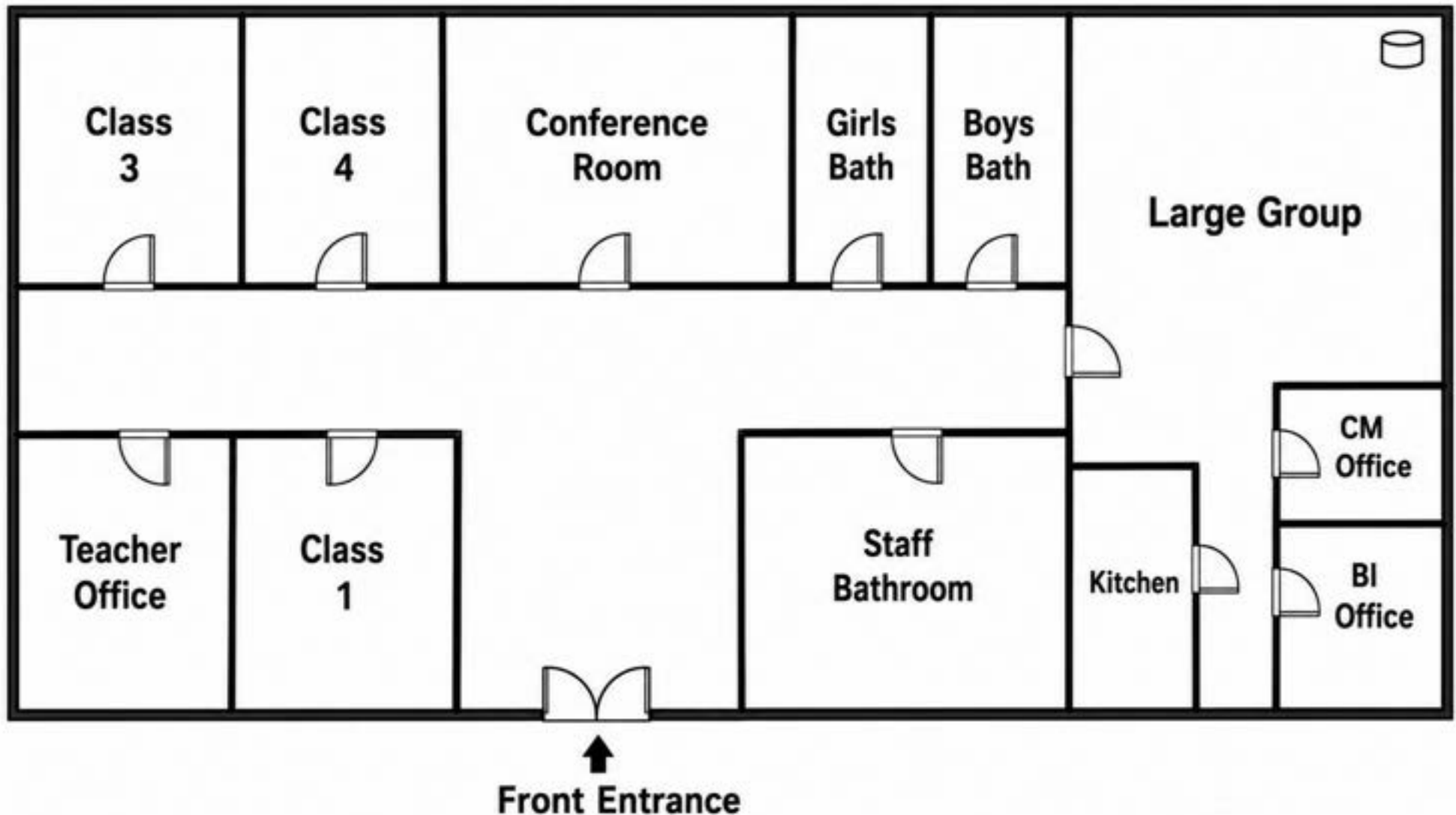
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## ZONING

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### ALACHUA COUNTY MP ZONING (MANUFACTURING AND PROCESSING)

The MP (Manufacturing and Processing) zoning district in Alachua County, Florida, is intended to accommodate a wide range of employment-based, industrial, research, technology, office, manufacturing, and processing uses. The district is designed to support economic development while providing flexibility for modern industrial and innovation-oriented operations.

MP zoning is commonly utilized for:

- Research and development facilities
- Scientific and testing laboratories
- Biotechnology and life science companies
- Light manufacturing and processing operations
- Technology and engineering firms
- Corporate and professional offices supporting industrial uses
- Warehousing and distribution operations
- Flex industrial and office/showroom space

The zoning allows for specialized buildouts and operational needs not typically permitted within traditional office or commercial districts. Depending on the proposed use, certain developments may require additional approvals, special use permits, or development plan review through Alachua County's Unified Land Development Code (ULDC).

Typical allowable uses may include:

- Research laboratories and testing facilities
- Biotechnology and medical research operations
- Light manufacturing and assembly
- Warehousing and logistics facilities
- Distribution centers
- Technology and data-related operations
- Engineering and environmental consulting offices
- Wholesale trade and contractor establishments

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## DEMOGRAPHICS MAP & REPORT

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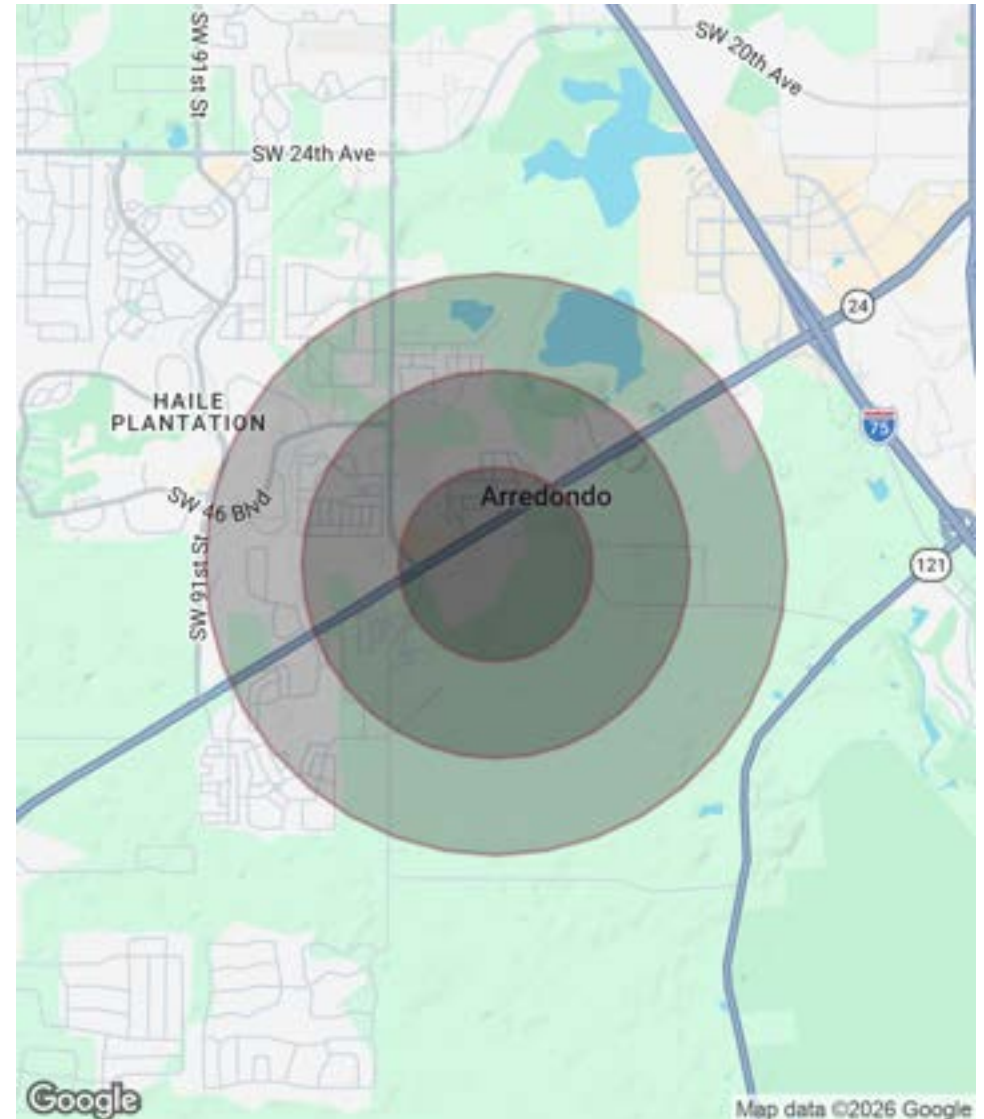
### POPULATION

|                      | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 837       | 4,211  | 9,003     |
| Average Age          | 41.6      | 40.4   | 40.0      |
| Average Age (Male)   | 35.9      | 38.4   | 39.7      |
| Average Age (Female) | 42.6      | 41.3   | 40.8      |

### HOUSEHOLDS & INCOME

|                     | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 356       | 1,718     | 3,572     |
| # of Persons per HH | 2.4       | 2.5       | 2.5       |
| Average HH Income   | \$80,801  | \$99,329  | \$112,810 |
| Average House Value | \$282,453 | \$291,360 | \$317,404 |

2023 American Community Survey (ACS)



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## ADVISOR

6815 SW Archer Rd | Gainesville, FL 32608



### 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

#### Bosshardt Realty Services

5542 NW 43rd Street,  
Gainesville, FL 32653  
352.371.6100

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Director

352.256.2112

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