

AIR PARK EAST FREE STANDING INDUSTRIAL BUILDING

3822 Northwest 55th Place | Gainesville, FL 32653



**FOR
LEASE**

FOR MORE INFORMATION:



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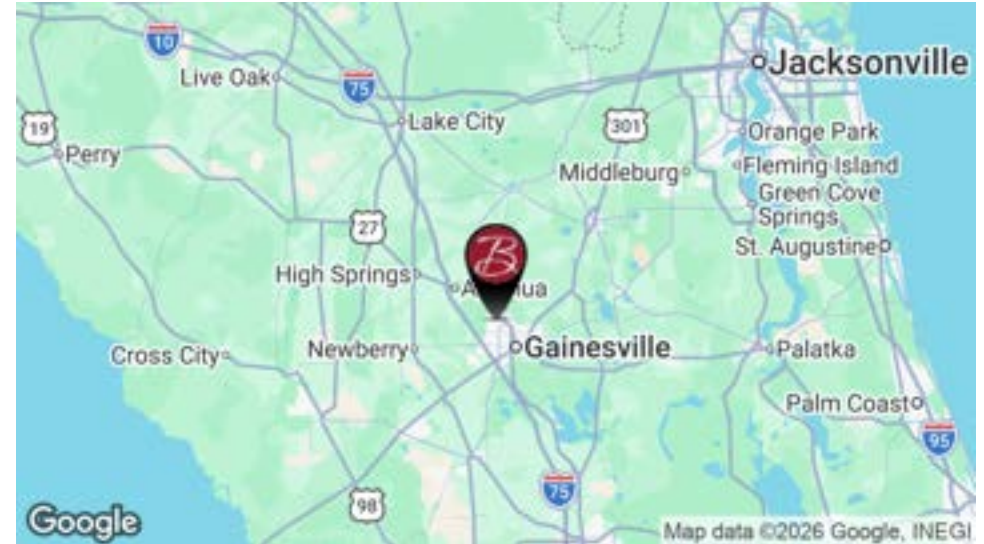


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

3822 Northwest 55th Place | Gainesville, FL 32653



OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	3,975 SF
Warehouse:	2,650 SF
Office:	1,415 SF
Lot Size:	0.75 Acres
Number of Units:	1
Year Built:	1984
Renovated:	2026
Zoning:	MP Manufacturing & Processing

PROPERTY OVERVIEW

Positioned within Air Park East, this versatile, move-in ready industrial property features two 14-foot roll-up doors, one dock-high loading bay, and approximately 16-foot clear ceiling heights. The warehouse component measures approximately 40 feet deep by 64 feet wide, totaling roughly 2,560 square feet, and is designed for efficient operations and functionality.

The property also offers four private offices, a flexible front reception or office area, ample storage, a kitchenette, and a service desk overlooking the warehouse space. Additional features include a spacious laydown yard, fresh flooring, new paint, updated light fixtures, and a well-designed layout suitable for a variety of industrial, service, distribution, contractor, or manufacturing-related users.

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PROPERTY HIGHLIGHTS

- Approximately 0.75 acres
- Approximately 2,560 SF warehouse space (40' x 64')
- Two 14-foot roll-up doors
- One dock-high loading bay
- Approximately 16-foot clear ceiling heights
- Four private offices plus reception area,
- Kitchenette and storage areas
- Spacious laydown yard for outdoor storage, equipment, fleet parking, or material staging
- Manufacturing Production zoning allowing a variety of industrial, fabrication, assembly, warehouse, distribution, contractor, and light manufacturing uses
- Fresh interior paint, updated flooring, and new light fixtures
- Move-in ready condition with efficient warehouse-to-office flow



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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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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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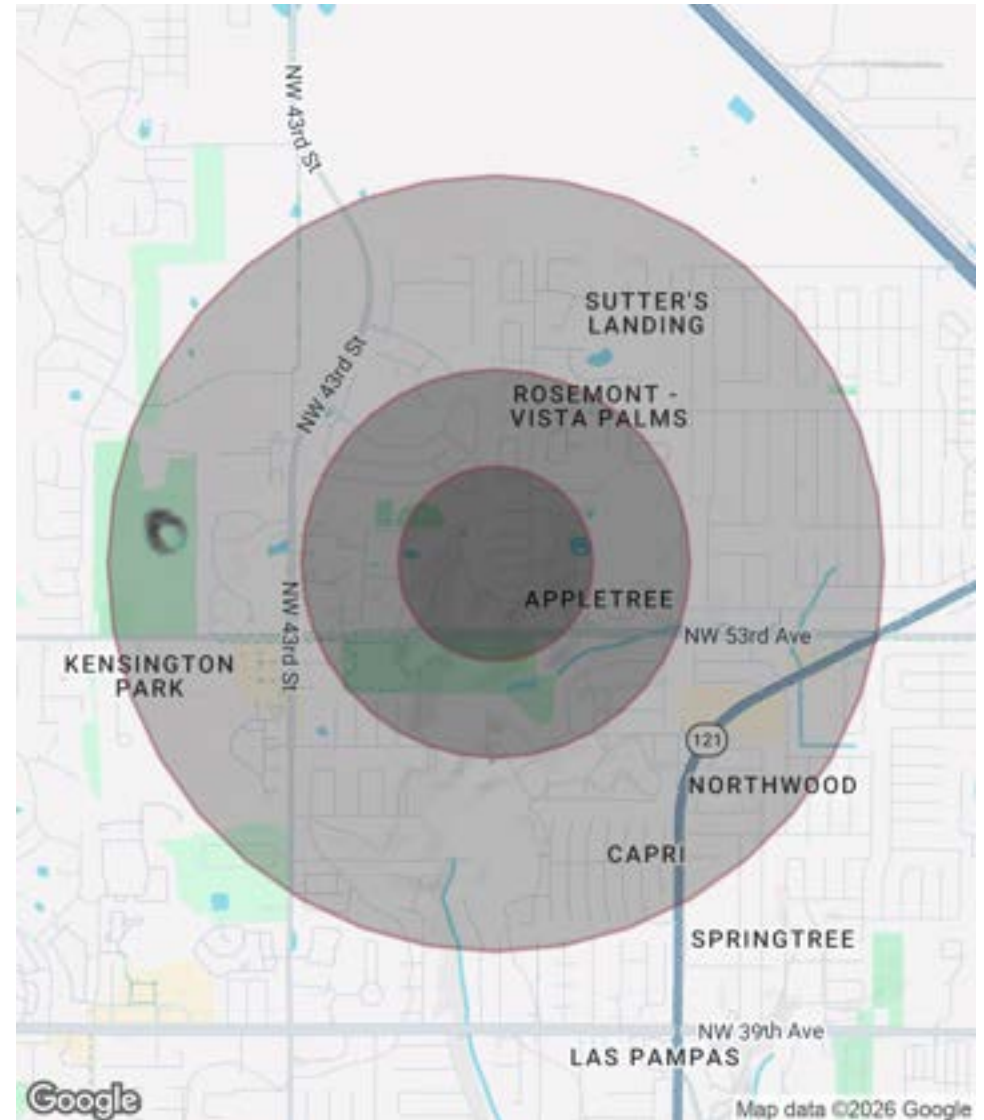
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	530	2,122	7,870
Average Age	43.3	42.5	40.8
Average Age (Male)	41.0	39.8	38.1
Average Age (Female)	52.4	51.8	47.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	913	3,339
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$107,037	\$100,457	\$95,984
Average House Value	\$282,670	\$277,979	\$271,937

2023 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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