Large Shipping/Warehouse Facility

2121 NW 67th Place, Gainesville, FL

COLDWELL BANKER COMMERCIAL
M.M. PARRISH REALTORS

95,210 SF WAREHOUSE FOR SALE OR LEASE MLS 419386 & 419961

Square Feet: **95,210 SF**
Monthly Rent: **$35,704 NNN**
Sale Price: **$4,500,000**
Available: **4/1/2019**

State of the Art Shipping and warehousing facility with upgraded, energy efficient T5 lighting with motion sensors providing a minimum of 20'-25' candles at 36' AFF (open array). Loading docks and dock high facility with ramp for fork lift. Sprinklers throughout. 25 foot ceilings sealed floor. Extremely clean. 3 phase power with high amp capacity. Includes 900 SF of office.

Perry Pursell
Coldwell Banker Commercial M.M. Parrish
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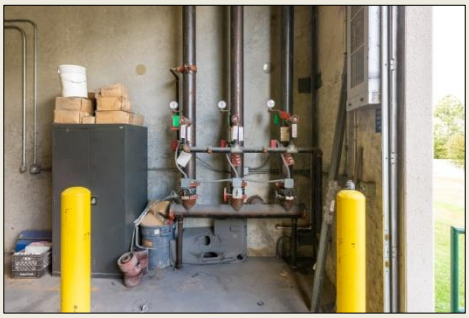
2 fork lift ramps / 7 loading docks with levelers / 2 dock high doors

20 parking spaces with possibility for more / 5.7 acres / Built 1998

25' ceilings / fire sprinkler system / security system / 3 phase power



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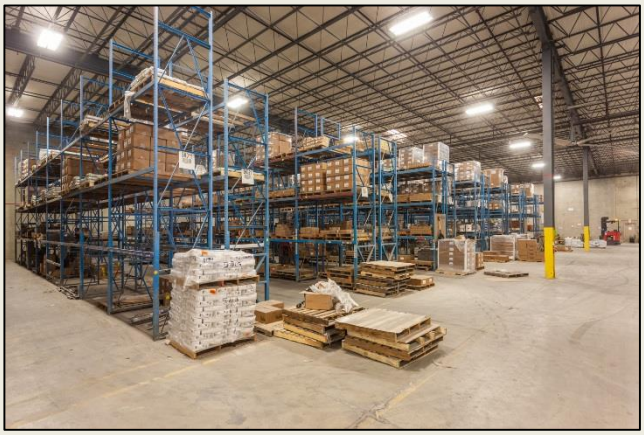

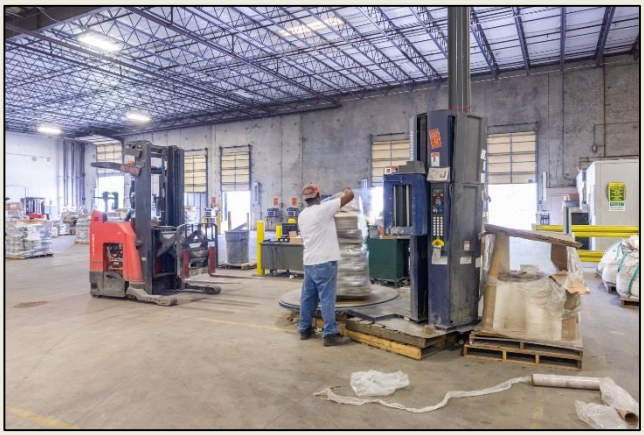

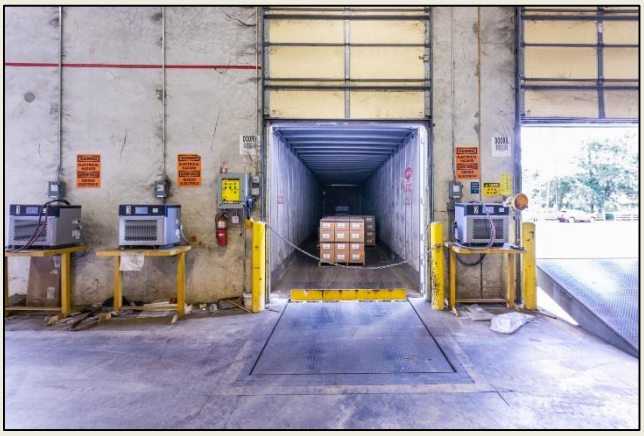

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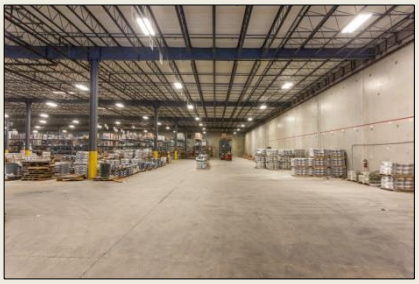

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Area Overview

Gainesville bears the distinction of being the best place to live and work in 2018 according to Frommer's *Cities Ranked and Rated.* Gainesville is home of the National Champion Florida Gators and has been recognized by Forbes, National Geographic and a host of others as a unique and exciting place to live.

The city of Gainesville is located in Alachua County; a county of 12 incorporated cities and a total population of more than 250,000. The Gainesville population is more than 131,000. As county seat, Gainesville serves as the commercial hub for the North Central Florida area. It is home to the University of Florida, the largest public land grant institution in the state and a key player in education, medicine, cultural arts and sports for the area.

Alachua County contains four major highways - I-75, U.S. 301, S.R. 26 and U.S. 441. The cities of Orlando, Tampa, and Jacksonville can be reached within a two-hour drive, while St. Augustine, Ocala and Lake City are within a one-hour drive. CSX Transportation provides Gainesville with daily freight service, while Amtrak offers train-to-bus passenger service direct to downtown Gainesville. Greyhound bus lines offer service to all major U.S. cities from Gainesville, while the Regional Transit System delivers scheduled bus service throughout the city. Gainesville Regional Airport is easily accessible, only five miles from downtown Gainesville. The 2,000-acre airport serves the heart of Florida through all facets of aviation including commercial airlines, general aviation, military and air cargo, as well as daily service direct to Miami, Florida.

Education has been one of the chief businesses in Gainesville since 1905 and the creation of The University of Florida. Today, UF is a major public, state-supported, land-grant research university with a wide range of academic and research programs on its campus. It is the state's oldest and largest university.

At Santa Fe College, economic development and career opportunities are their central missions. SFC offers approximately 50 associate of science programs in a wide range of fields. More than 90 percent of graduates from these programs find employment in the field of their choice or continue their education.

Innovation Gainesville is a recent community initiative in which hundred of organizations and individuals are working to create jobs and grow an environment of success. The related Innovation Hub at the University of Florida is a business incubator housed in a newly constructed 48,000 square foot building whose mission is to help support startup companies. Gainesville was named the Top Tech City in Florida and is a national hub for green and health technologies.

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Area Overview

Gainesville, FL Area: approximately 62 square miles

Climate: Mild winters, warm summers, 255-day growing season
January average high temperature: 65 F
June average high temperature: 89 F
Average rainfall is 35 inches per year.

Population: 129,816 (260,003 countywide) as of December 2017 in cooperation with the Bureau of Economic and Business Research

Median Age: 25

Households: 78,173

Median Income: $32,716

Taxes: 6.5% retail sales tax (food and medicine exempt)
Homestead Exemption - up to $50,000
No state personal income tax
No state inheritance tax
No franchise tax
No inventory tax

Cities within 2-hour drive: Jacksonville, Ocala, Lake City, Orlando, Tallahassee, Tampa, St. Augustine, Cedar Key, Live Oak

Beaches within 75 miles: The Atlantic Ocean or Gulf of Mexico

Theme Parks within 2-hour drive: Disney World, Universal Studios, and Busch Gardens

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