



Warehouse For Sale/ Lease

5901 NE Waldo Road, Gainesville, FL 32606

This 100,000± SF warehouse facility is located on one of the major arteries in Gainesville, Waldo Road (State Road 24). With convenient access to Gainesville Regional Airport (GNV), only 0.5 miles south, this is an ideal location for a business that has a high demand on distribution and transit.

The 100,000± SF space is divided into three spaces, 50,000 SF that is currently occupied by Iron Mountain with an additional 5 years on their lease, 20,000 SF occupied by Tailgate Guys, and the other 30,000 SF with 2 roll up doors is open and available for use.

FEATURES

- › 100,000± SF warehouse building divided into three spaces
- › 30,000± SF (available), 50,000± SF (occupied), 20,000± SF (occupied)
- › Warehouse is adjacent to Gainesville Regional Airport, advantageous for a business with high demand on distribution and transit
- › Front areas of units can accommodate office space
- › Roll-up doors
- › Signage along NE Waldo Road
- › Ample parking spaces onsite
- › Lease Rate: \$5.50 SF/yr (NNN)
- › Sale price: \$4,000,000

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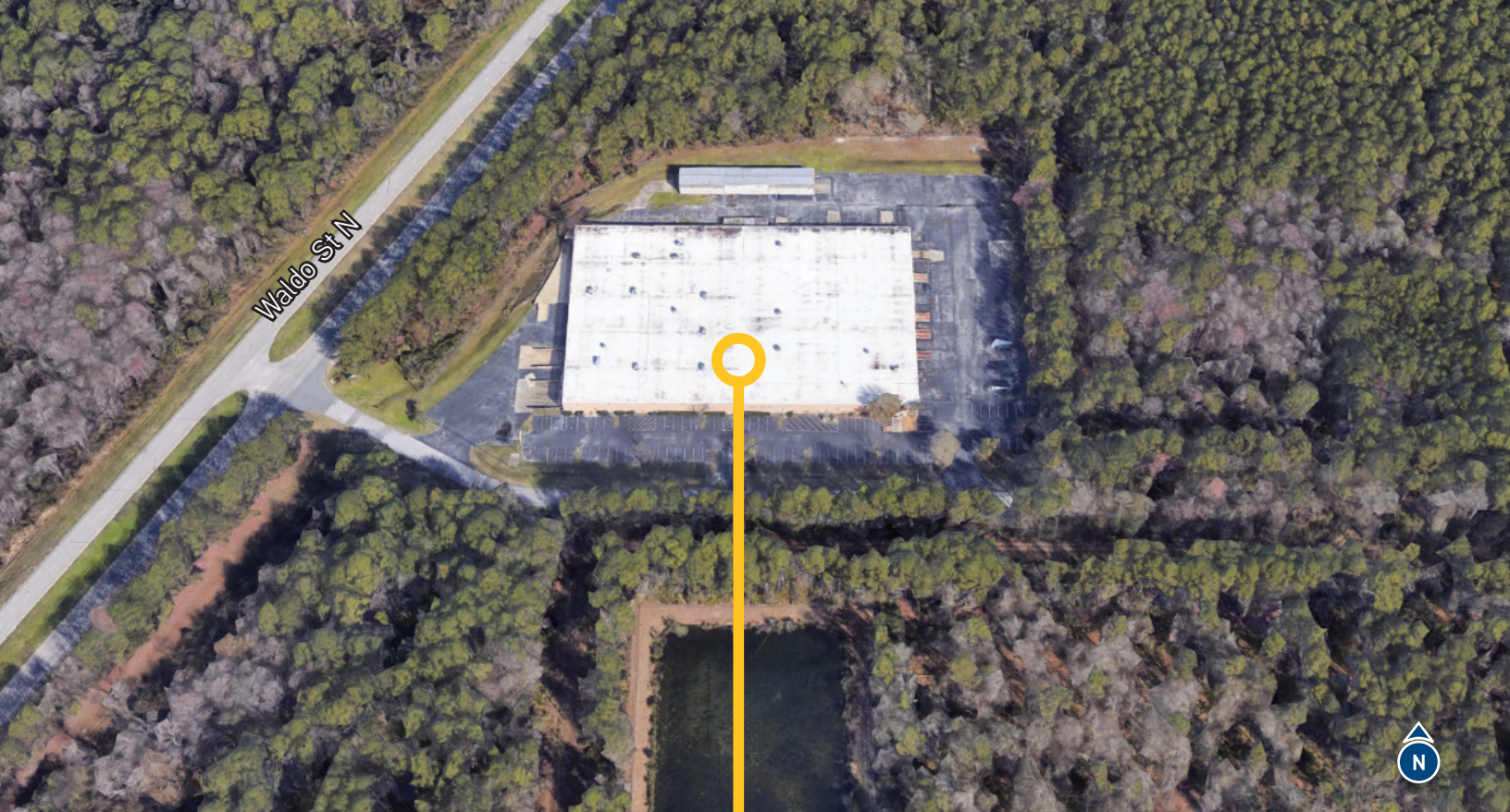
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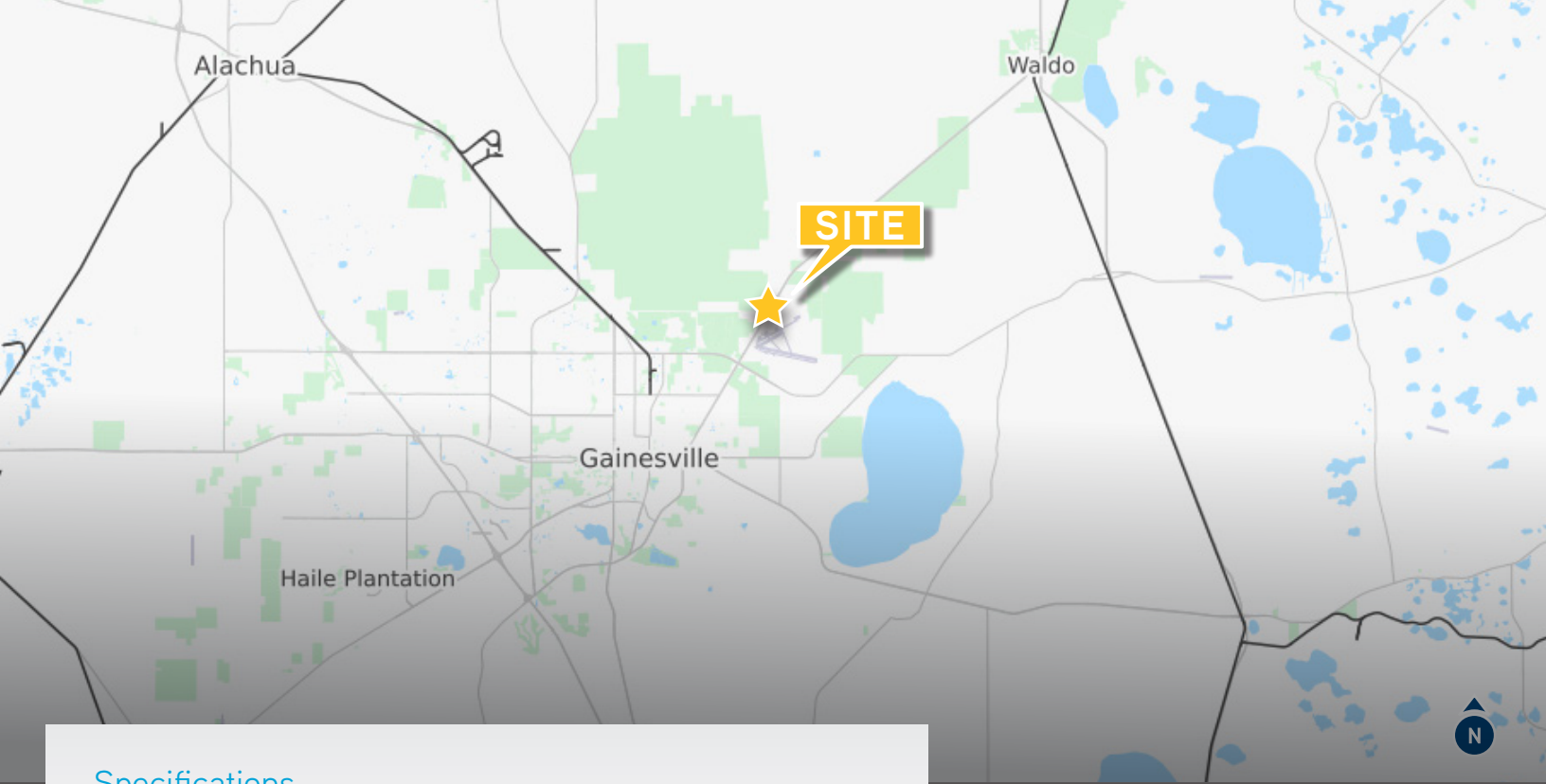
Floor plan

Suite	Size	Tenant
A/1	20,000± SF	Tailgate Guys
B/2	15,000± SF	Available
C/3	15,000± SF	Available
4	50,000± SF	Iron Mountain

Availabilities



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Specifications

Civic address	5901 NE Waldo Road Gainesville, FL 32609
Site area	9.0± acres
Building size	100,000± SF
Location	The property is located on one of the major arteries in Gainesville, Waldo Road (State Road 24). With convenient access to Gainesville Regional Airport (GNV)
Zoning	IL (Limited Industrial)
Year built	1974
Renovated	2017
Parcel ID	07872-003-001
Available	15,000± SF up to 30,000± SF
Ideal site uses	Wholesale trade, lumber, warehousing, transportation services, storing medical and optical goods, automotive repair, boat and motorcycle dealers, furniture, etc.
Lease rate	\$5.50 SF/yr (NNN)
Sale price	\$4,000,000

Area Demographics

5 mi. radius



Current Population

(2019)

38,349



Projected Population

(2024)

39,299



Average Household Income

(2019)

\$49,077



Projected Household Income

(2024)

\$57,830

Source: ESRI Business Analyst

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