

FOR SALE
FLEX/OFFICE BUILDING WITH CONDITIONED WAREHOUSE

3715 NW 97th Blvd, Gainesville, FL 32606

7,500± SF | 0.73± AC | \$1,600,000



DAN DROTOS, MSRE, SIOR, CCIM
352.420.9889
ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR
352.222.4590
lvazquez@lee-associates.com

RORY CAUSSEUX, P.E.
352.317.6341
rcausseaux@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

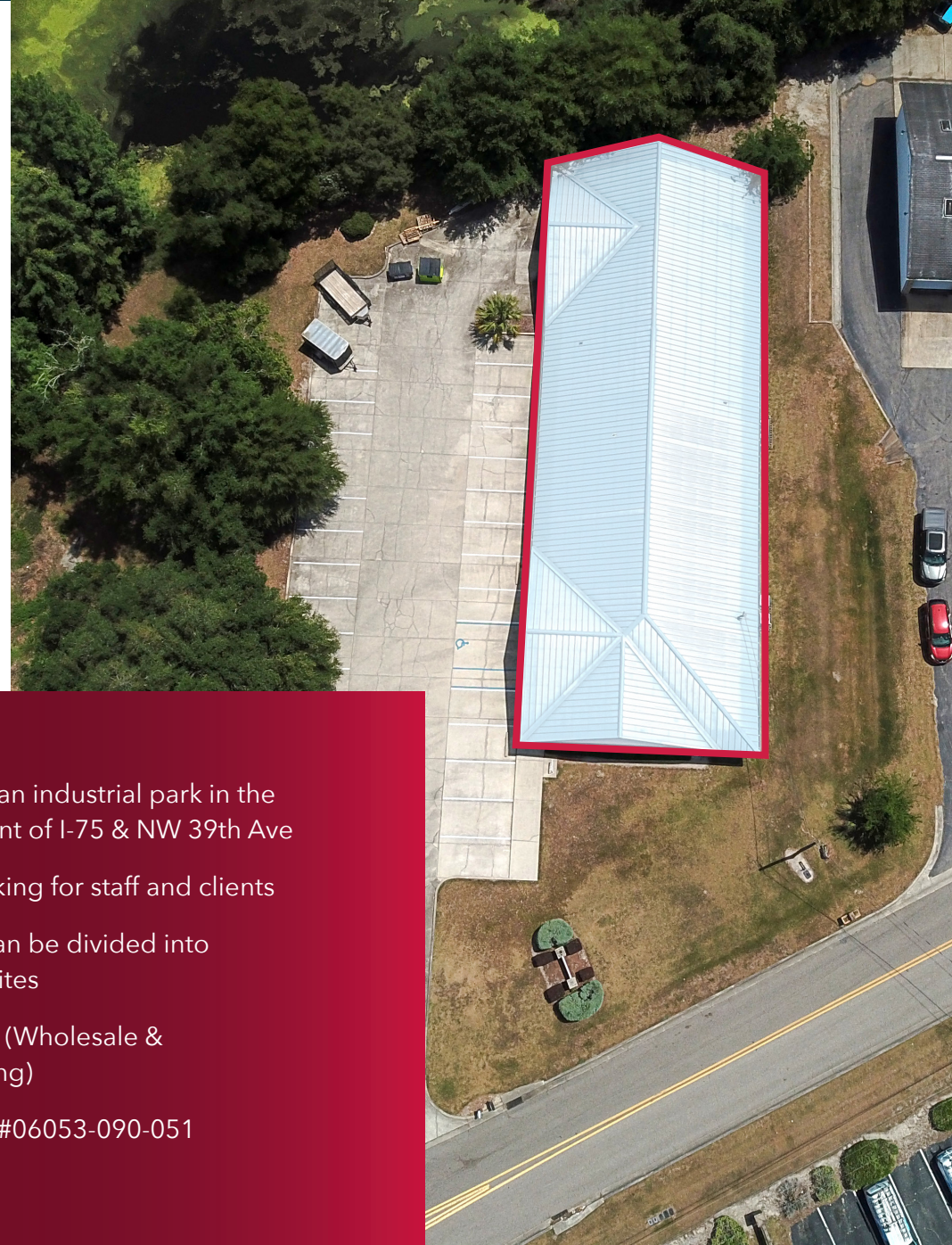
PROPERTY DETAILS

3715 NW 97th Blvd, Gainesville, FL 32606

Looking for a rare opportunity to own a flex/office building with warehouse space in Gainesville? This is it.

This 7,500± SF Industrial/Flex/Office property sits on a 0.73-acre lot and offers a versatile layout with 5,850± SF of professional office space and 1,650± SF of fully conditioned warehouse. Conveniently located on NW 97th Blvd., the property offers seamless access to I-75 and is just 0.1 mile from NW 39th Avenue, one of Gainesville's main east-west arteries. Zoned BW (Wholesale & Warehousing), the building is ideal for businesses with industrial or professional service needs.

The building is in excellent condition, featuring crisp white exterior walls, a blue metal roof, and a newly pressure-washed concrete parking area. Ample on-site parking provides added convenience for employees and visitors.



HIGHLIGHTS

- Convenient location with direct access to I-75
- Conditioned warehouse space with garage door and pedestrian doors
- Four ADA restrooms, including one with a shower
- 0.1 mile to NW 39th Avenue
- 0.3 miles to I-75
- Located in an industrial park in the SW quadrant of I-75 & NW 39th Ave
- Ample parking for staff and clients
- Building can be divided into multiple suites
- Zoned BW (Wholesale & Warehousing)
- Tax Parcel: #06053-090-051

FLOOR PLAN

SIZE: 7,500± SF SALE PRICE: \$1,600,000



Front of Building
Parking Lot

PHOTO GALLERY

SUITE A

SUITE A | OFFICE SPACE

Well-maintained and light-filled, Suite A is perfect for professional services or administrative operations.

Features include:

- Reception area near parking
- Five private offices
- Two large open work areas
- Conference room
- Breakroom
- Two oversized secure storage/file rooms
- One restroom
- Flooring: Commercial carpet & luxury vinyl plank

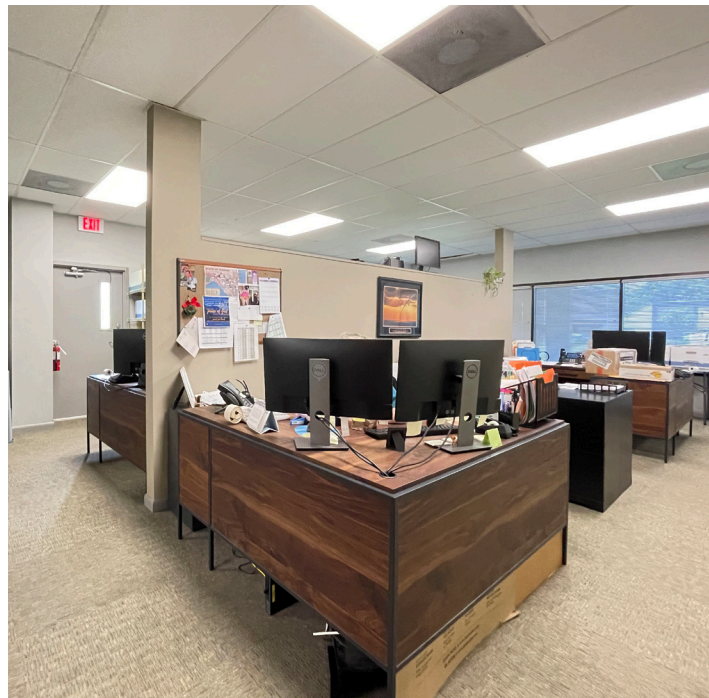


PHOTO GALLERY

SUITE B



SUITE B | OFFICE SPACE WITH CONDITIONED WAREHOUSE

Suite B combines private office space with a fully conditioned warehouse area—perfect for operations that require both front and back-of-house functionality.

Features include:

- Six private offices
- Break area with kitchenette and white cabinetry
- Two ADA restrooms (one with shower)
- Mechanical and storage closets
- 1,650± SF conditioned warehouse with garage and pedestrian access
- Flooring: Vinyl plank (common areas), carpet (offices), concrete (warehouse)

PHOTO GALLERY

SUITE C

SUITE C | FLEXIBLE ADD-ON OR STANDALONE SPACE

This smaller suite can stand alone or be easily combined with Suite A.

Features include:

- Lobby/work area
- Two private offices
- One restroom



AERIAL VIEW

3715 NW 97th Blvd, Gainesville, FL 32606



NW 39TH AVE

NW 97TH BLVD



SITE

LOCATION

3715 NW 97th Blvd, Gainesville, FL 32606



LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



**Population
(2025)**

1 MILES

2,986

3 MILES

26,162

5 MILES

89,067



**Average Household
Income (2025)**

\$131,708

\$129,633

\$124,352



Average House Value

\$433,219

\$417,695

\$371,839

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