

SALE

MINI/MAXI WAREHOUSE ASSEMBLAGE

2150/2160 NE 31st Avenue Gainesville, FL 32609



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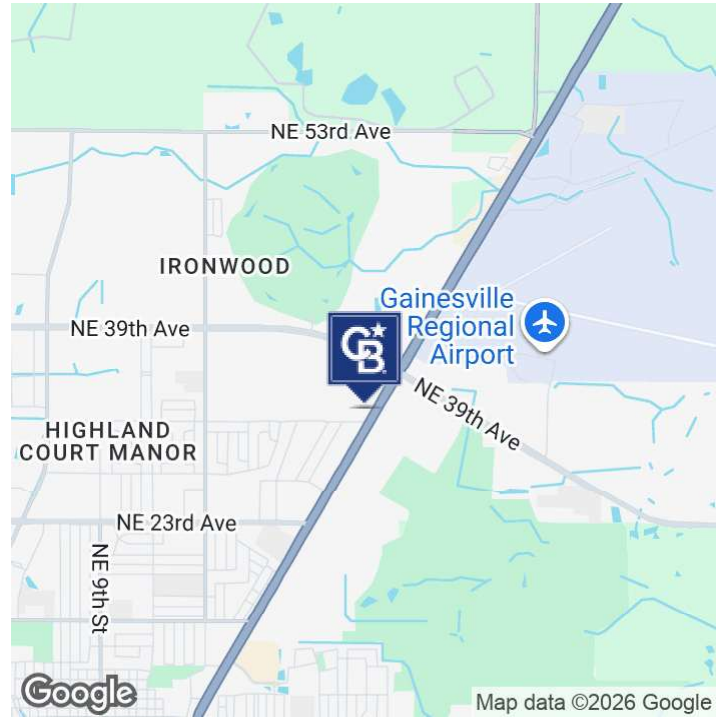


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PROPERTY DESCRIPTION

Explore the potential of this industrial property boasting a 29,390 SF building with 116 units, situated in the thriving Gainesville area. Zoned BI and currently enjoying an 85% occupancy rate, this asset presents a prime investment opportunity for industrial and manufacturing investors. With its versatile layout and strategic location, the property offers a solid foundation for businesses seeking to establish or expand their operations. Take advantage of the existing infrastructure and favorable market conditions to make your mark in this dynamic sector. Seize the opportunity to add this high-performing property to your portfolio and drive your industrial ventures to new heights.

PROPERTY HIGHLIGHTS

- 29,390 SF building
- 116 units
- Zoned BI
- Located in Gainesville area
- 85% occupancy

OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	116
Lot Size:	3.75 Acres
Building Size:	29,390 SF
Zoning:	BI
Parcels:	08198-018-000 08198-018-001
NOI:	\$95,129.63
Cap Rate:	5.01%

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UNIT SIZE BREAKDOWN

SIZE (SF)	# OF UNITS
60	21
96	10
100	21
200	21
300	16
350	13
375	8
400	4
4800	1
5740	1
116 UNITS	



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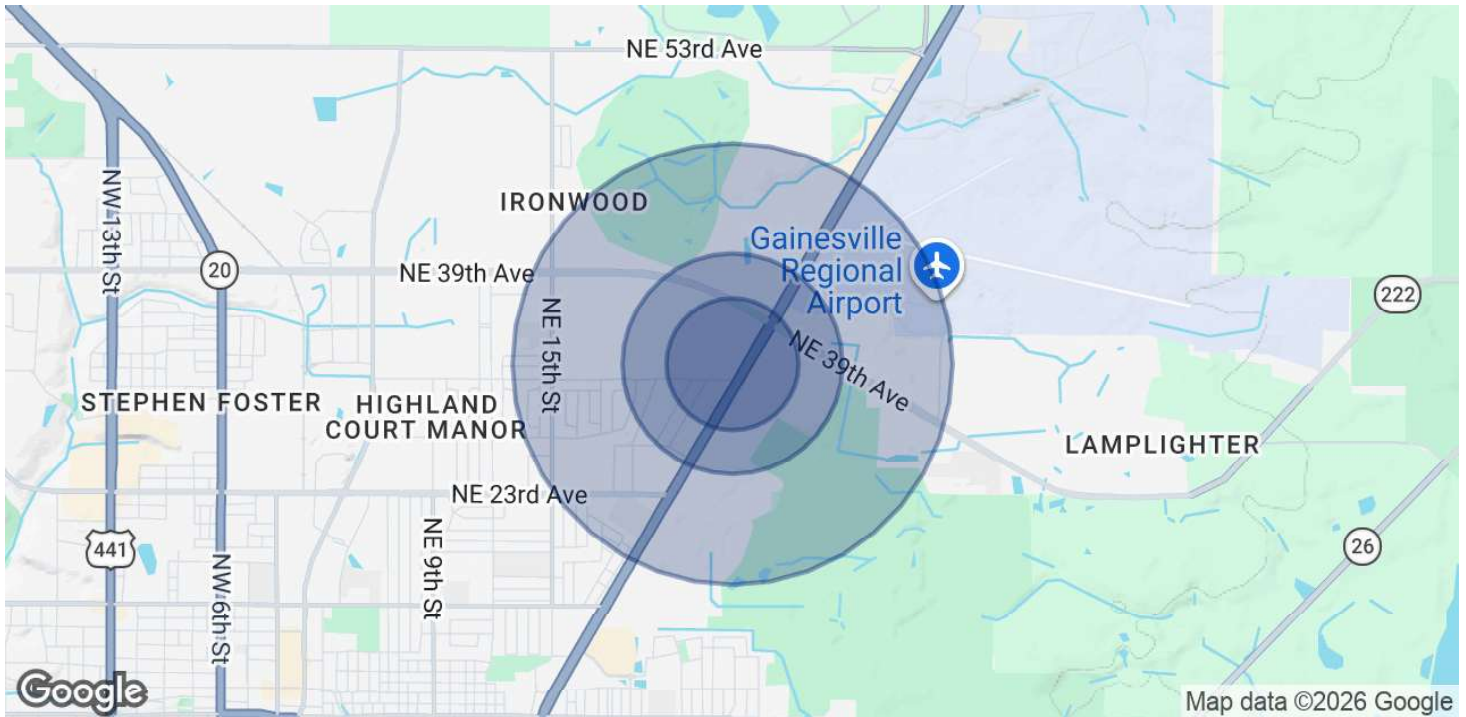
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	209	782	3,128
Average Age	41	39	38
Average Age (Male)	40	38	36
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	48	206	998
# of Persons per HH	4.4	3.8	3.1
Average HH Income	\$49,873	\$52,745	\$57,940
Average House Value	\$252,215	\$287,891	\$333,865

2020 American Community Survey (ACS)

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