



**COLDWELL  
BANKER  
COMMERCIAL**

**M.M. PARRISH REALTORS**

**FOR LEASE**

## **6735 NW 18TH DRIVE UNIT 4**

Gainesville, FL 32653

### **AVAILABLE SPACE**

2,000 SF

### **LEASE RATE**

\$2,250 (Net)

### **AREA**

2,000 square feet unit located in the Northwest Industrial Park near Amazon, UPS, and Federal Express

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### **OFFICE**

Perry Pursell

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**M.M. PARRISH REALTORS**  
5830 NW 39th Avenue, Gainesville, FL 32606  
352.335.4999



# 6735 NW 18TH DRIVE UNIT 4

Gainesville, FL 32653

LEASE



## OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: \$2,250 (Net)

Building Size: 2,000 SF

Zoning: I-1

## PROPERTY OVERVIEW

Available July 1st.

2,000 SF industrial/flex unit available for lease in the Northwest Industrial Park. The space is a combination of 1,500 SF of warehouse space and the balance as office area, with convenient access to US 441, Waldo Road, and I-75. Ideal for contractors, service businesses, light manufacturing, storage, distribution, and trade users.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	585	33,041	86,990
Total Population	1,350	84,915	218,293
Average HH Income	\$62,079	\$58,054	\$54,384

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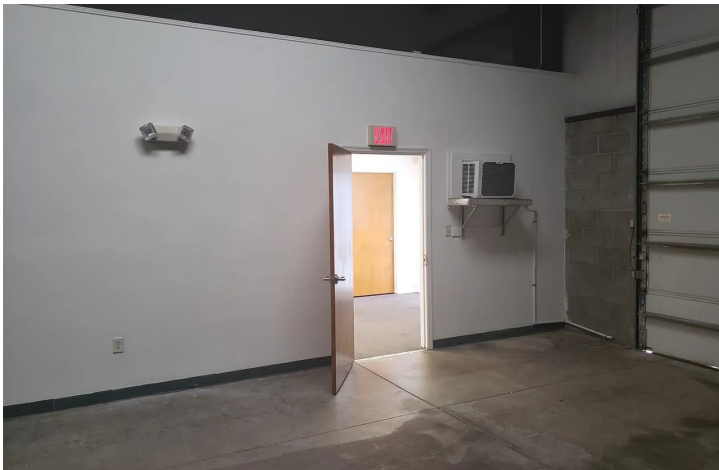
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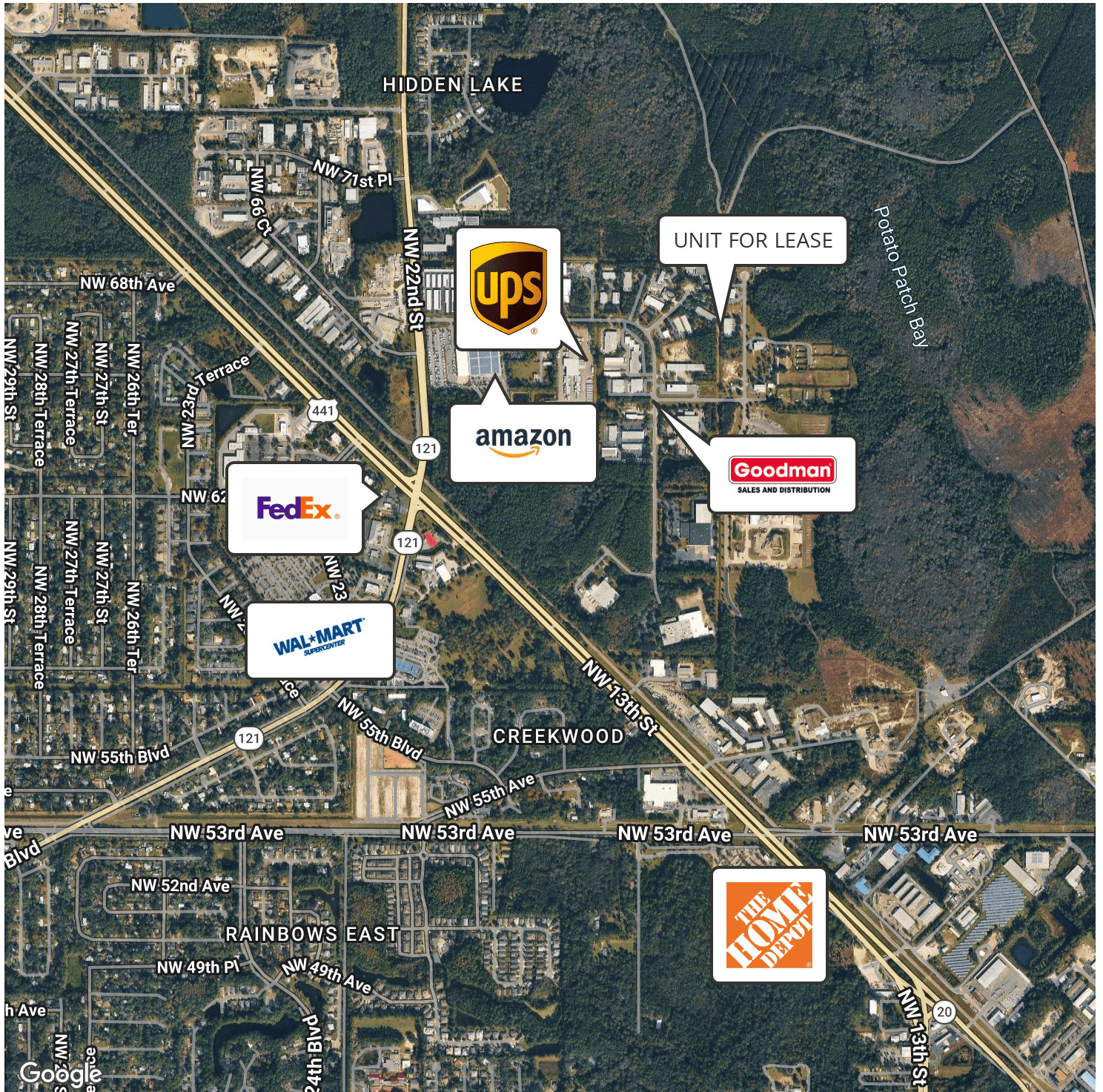
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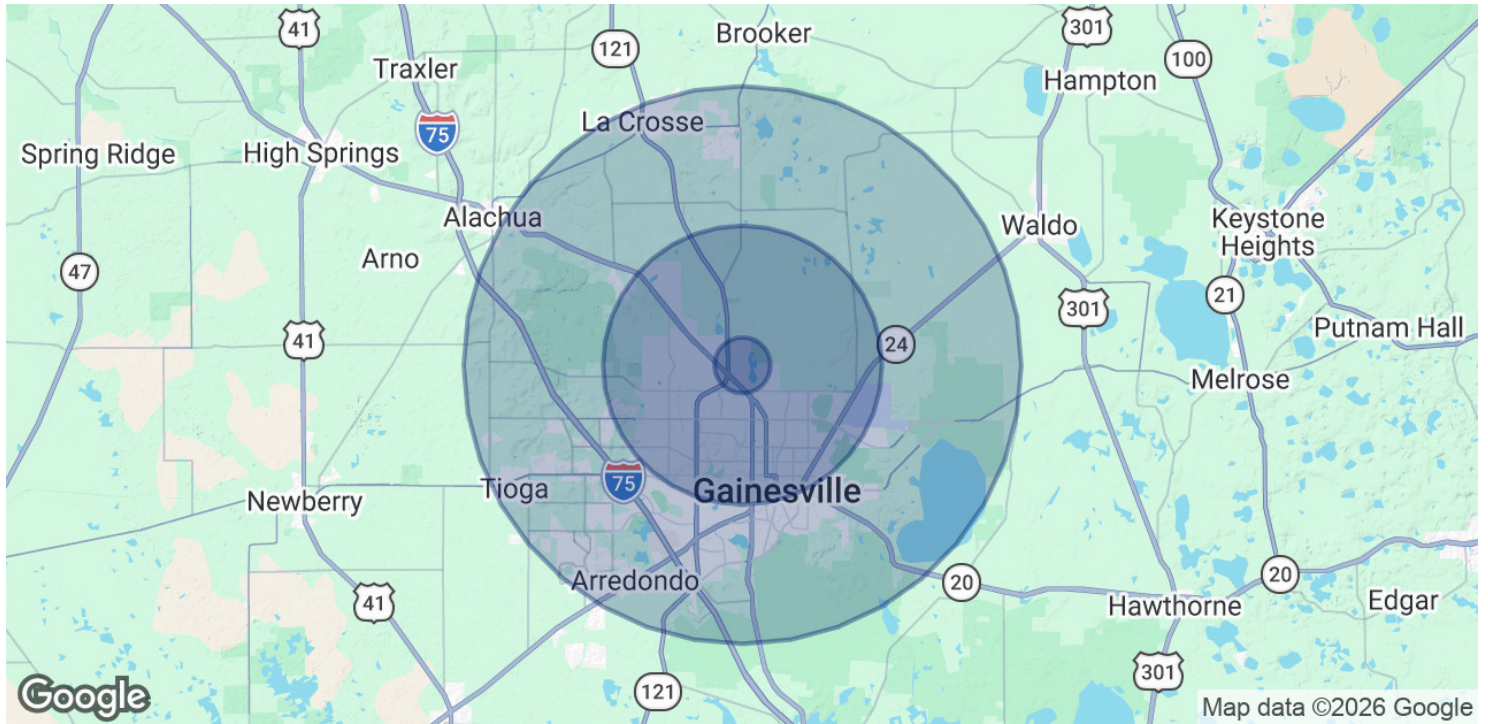
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,350	84,915	218,293
Average age	34.5	32.4	31.7
Average age (Male)	32.9	31.1	30.8
Average age (Female)	35.5	33.1	32.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	585	33,041	86,990
# of persons per HH	2.3	2.6	2.5
Average HH income	\$62,079	\$58,054	\$54,384
Average house value	\$177,790	\$215,581	\$212,918

\* Demographic data derived from 2020 ACS - US Census

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