

# KEYSTONE HEIGHTS COMMERCIAL CENTER

200 NE Commercial Cir | Keystone Heights, FL 32656



# FOR LEASE

## FOR MORE INFORMATION:



**Marlon Bruce**  
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**Eric Ligman**  
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**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# KEYSTONE HEIGHTS COMMERCIAL CENTER

## EXECUTIVE SUMMARY

200 NE Commercial Cir | Keystone Heights, FL 32656



### OFFERING SUMMARY

Lease Rate:	\$6.32 - \$9.00 SF/yr (NNN)
Total Building Sizes:	16,969 SF
Available SF:	3,700 & 13,269 SF
Lot Size:	2.46 acres
Number of Units:	3
Cap Rate:	0.0%
NOI:	\$0
Year Built:	2001
Renovated:	2025
Zoning:	IL

### PROPERTY OVERVIEW

Prime commercial spaces are available for lease on a NNN basis within a light industrial-zoned property, allowing for a range of industrial, flex, and service uses. This turnkey-ready site offers functional layouts, easy access, solar energy cost reduction, and convenient positioning just off State Roads 21 and 100, with proximity to Jacksonville and Gainesville, as well as U.S. 301 and U.S. 441, making it an efficient location for businesses serving the broader North Florida region.

### PROPERTY HIGHLIGHTS

- Turn Key Ready
- Retail allowed by exception
- Beam distance long direction 18-20' (varies)
- Beam distant outside to center poles 37'
- 3 Phase Power
- Semi-Truck Access

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## PROPERTY DETAILS & HIGHLIGHTS 200 NE Commercial Cir | Keystone Heights, FL 32656

Building Name	RENOVATED Keystone Heights Commercial Center
Property Type	Industrial
Property Subtype	Manufacturing
APN	002189-011-00
Building Size	16,969 SF
Lot Size	2.46 Acres
Building Class	B
Year Built	2001
Year Last Renovated	2025
Number of Floors	2
Number of Buildings	3

Spaces are available for lease on a NNN basis within a light industrial-zoned property, allowing for a range of industrial, flex, and service uses. The site offers functional layouts, easy access, and convenient positioning just off State Road 21, with proximity to Jacksonville and Gainesville, as well as U.S. 301 and U.S. 441, making it an efficient location for businesses serving the broader North Florida region.

- Turn Key Ready
- Retail allowed by exception
- Beam distance long direction 18-20' (varies)
- Beam distant outside to center poles 37'
- 3 Phase Power
- Semi-Truck Access
- 13,269 SF Main Building

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## AVAILABILITY

200 NE Commercial Cir | Keystone Heights, FL 32656



### LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
Total Space: 3,700 - 13,269 SF      Lease Rate: \$6.32 - \$9 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Keystone Heights Bay Storage	Available	3,700 SF	NNN	\$6.32 SF/yr	-
Keystone Heights Commercial Building	Available	13,269 SF	NNN	\$9.00 SF/yr	-

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# KEYSTONE HEIGHTS COMMERCIAL CENTER

**BUILDING 1**

200 NE Commercial Cir | Keystone Heights, FL 32656



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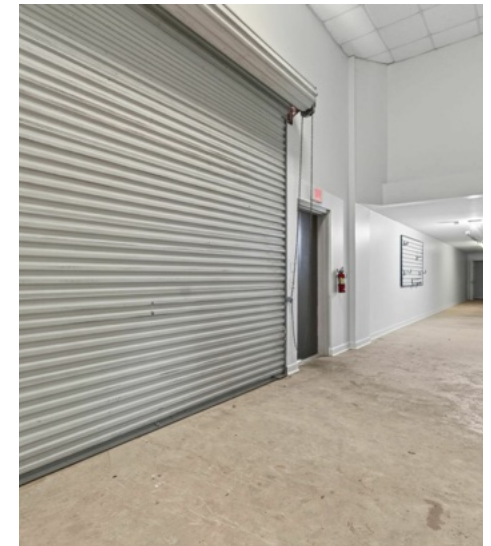
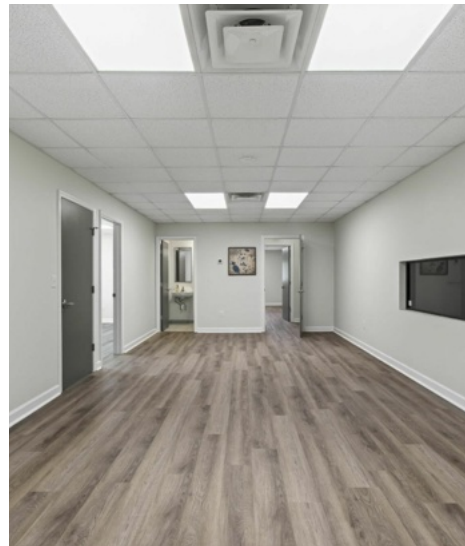


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# KEYSTONE HEIGHTS COMMERCIAL CENTER

## BUILDING 1 INTERIOR

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# KEYSTONE HEIGHTS COMMERCIAL CENTER

**BUILDING 2**

200 NE Commercial Cir | Keystone Heights, FL 32656



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## BUILDING 2 INTERIOR

200 NE Commercial Cir | Keystone Heights, FL 32656



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**BUILDING 3**

200 NE Commercial Cir | Keystone Heights, FL 32656



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## BUILDING 3

200 NE Commercial Cir | Keystone Heights, FL 32656



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# KEYSTONE HEIGHTS COMMERCIAL CENTER

## RETAILER MAP

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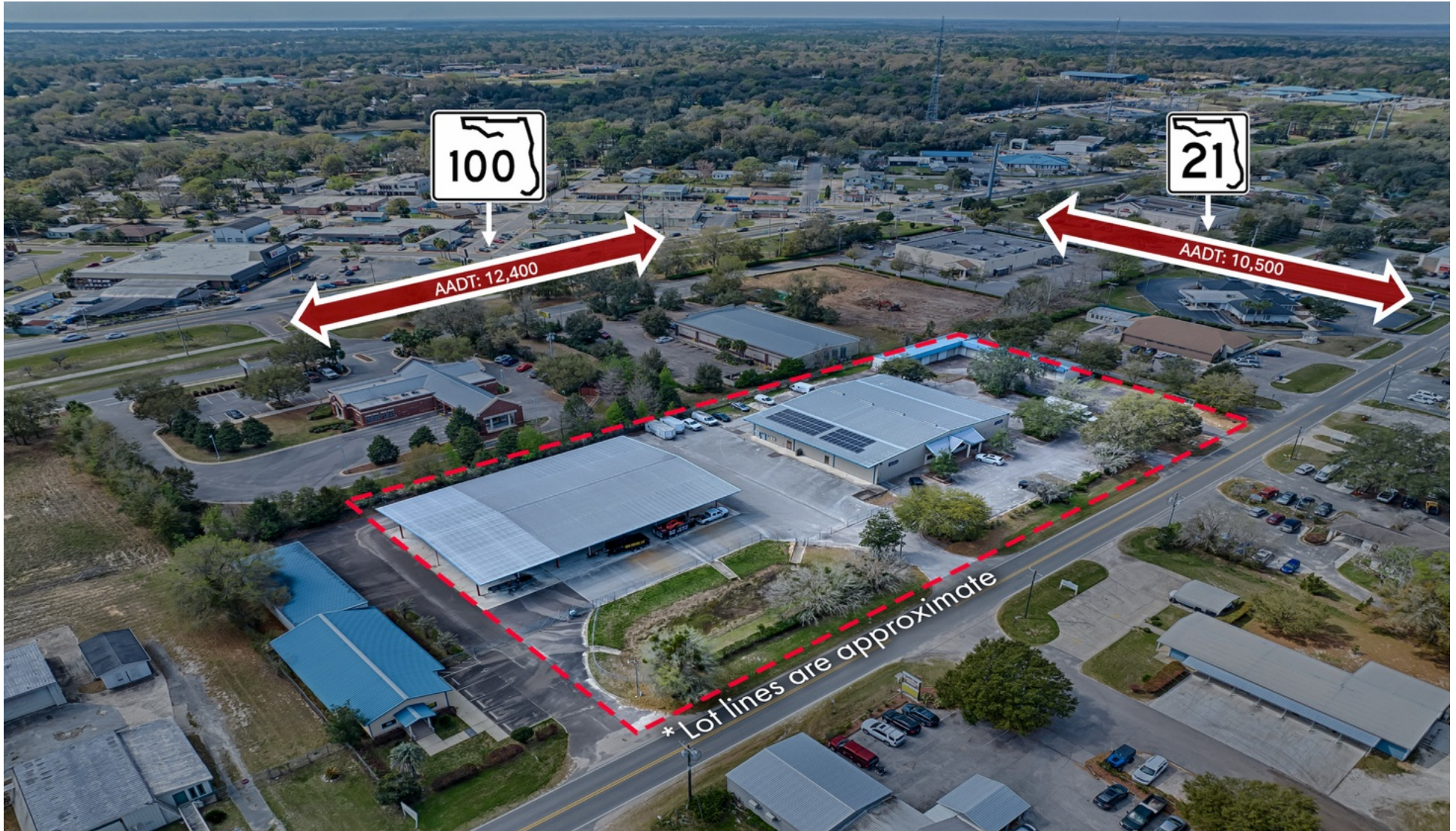


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# KEYSTONE HEIGHTS COMMERCIAL CENTER

MAJOR THOROUGHFARE

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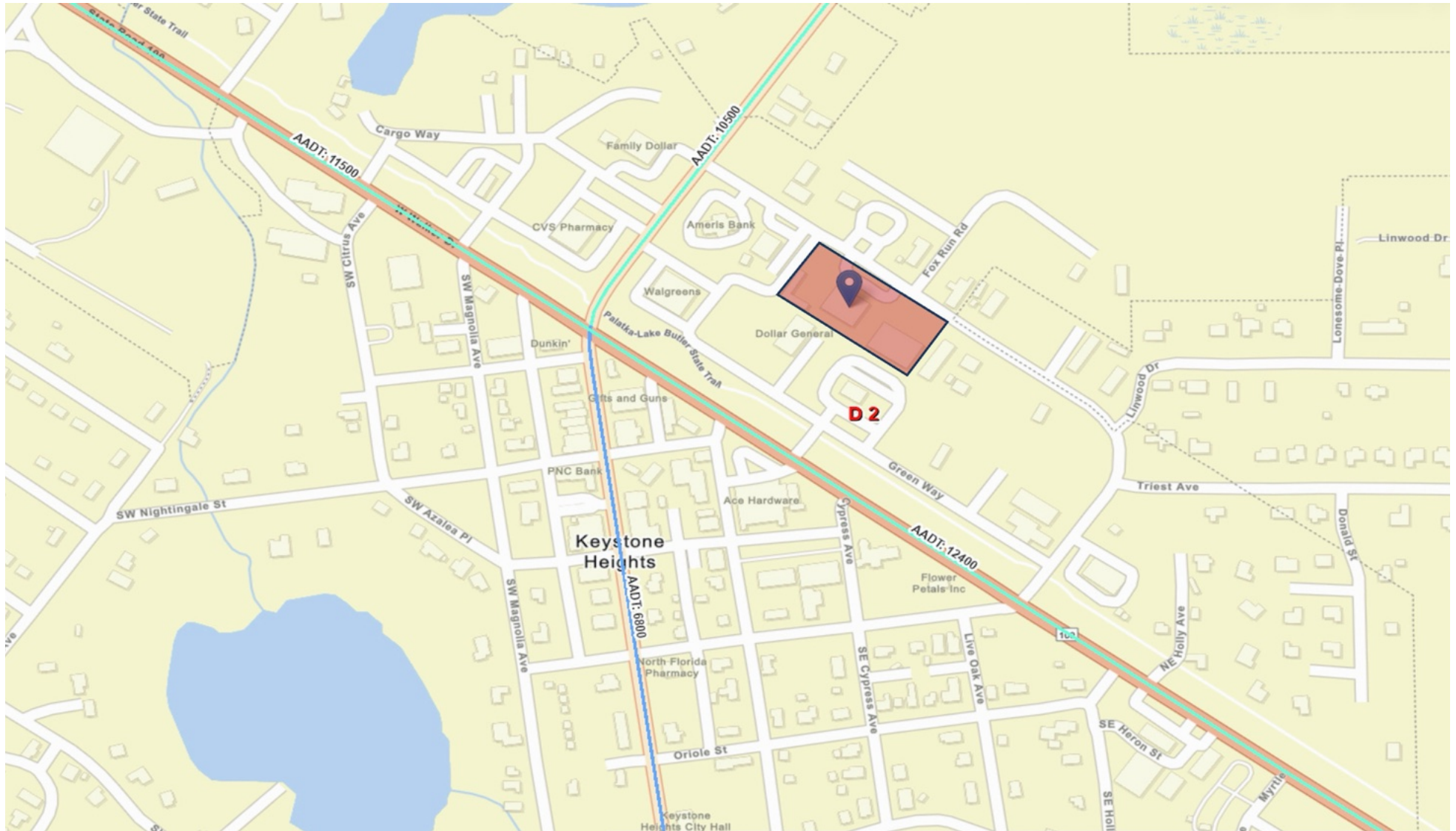


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# KEYSTONE HEIGHTS COMMERCIAL CENTER

## TRAFFIC COUNT II

200 NE Commercial Cir | Keystone Heights, FL 32656



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# KEYSTONE HEIGHTS COMMERCIAL CENTER

## DEMOGRAPHICS MAP & REPORT 200 NE Commercial Cir | Keystone Heights, FL 32656

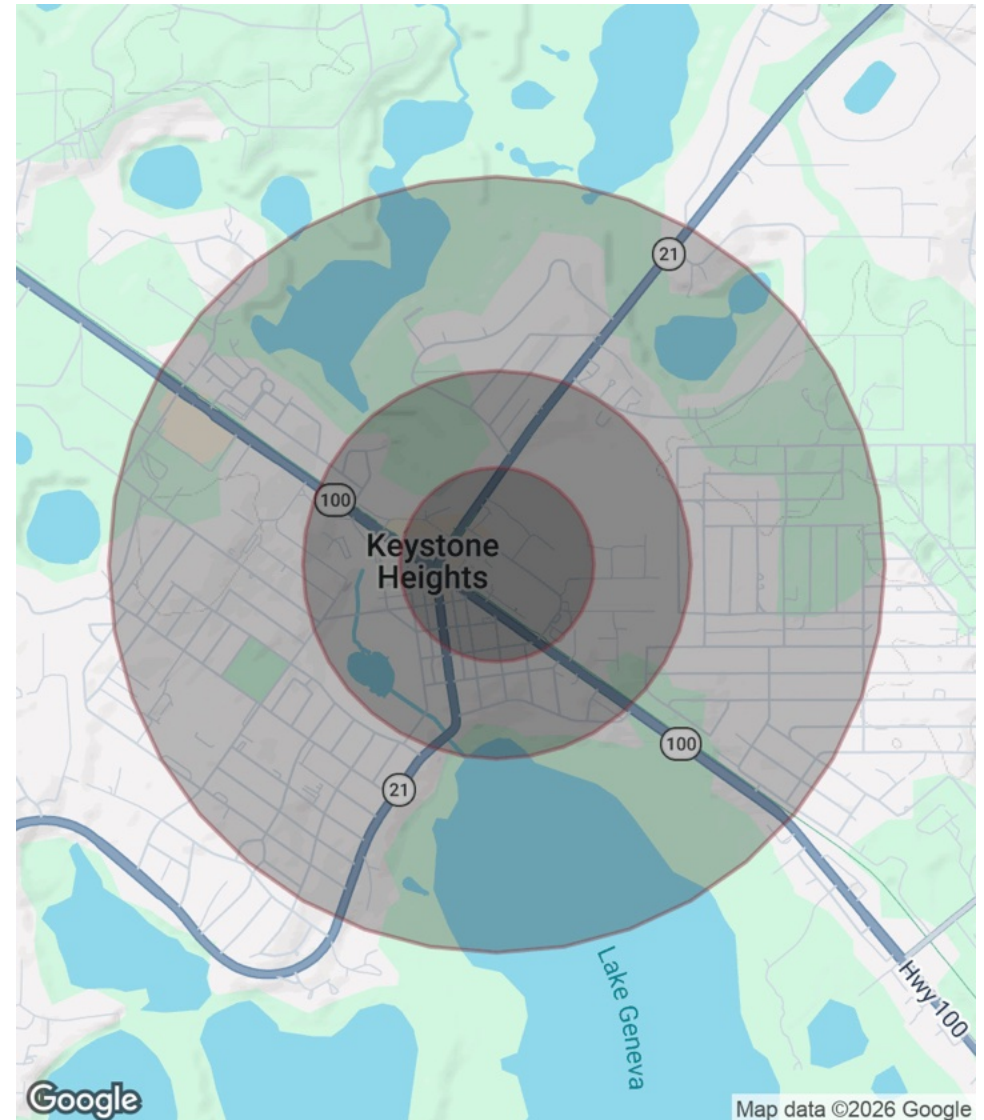
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	151	695	2,579
Average Age	33.8	34.5	35.0
Average Age (Male)	34.9	34.3	34.5
Average Age (Female)	33.5	34.6	35.3

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	239	889
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$77,219	\$75,502	\$76,458
Average House Value	\$223,232	\$213,960	\$214,528

2023 American Community Survey (ACS)



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# KEYSTONE HEIGHTS COMMERCIAL CENTER

MARLON BRUCE, ADVISOR

200 NE Commercial Cir | Keystone Heights, FL 32656



## MARLON BRUCE

Commercial Advisor | Realtor®

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Direct: **352.502.5407**

FL #SL3625253

## PROFESSIONAL BACKGROUND

Marlon Bruce - Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

## MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

### Bosshardt Realty Services

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## FOR MORE INFORMATION:



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**ERIC LIGMAN, DIRECTOR**

200 NE Commercial Cir | Keystone Heights, FL 32656



## **ERIC LIGMAN**

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

## **PROFESSIONAL BACKGROUND**

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

## **MEMBERSHIPS**

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

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