

FOR SALE/LEASE

TURN-KEY INDUSTRIAL FACILITY | 10 BAYS ON 1.6 ACRES

4141 NW 6th St, Gainesville, FL 32609

9,536± SF | \$1,395,000 | \$11/SF NNN



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

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This 9,536± SF industrial warehouse with office is situated on 1.60± acres and is zoned I-1, allowing for a variety of industrial and commercial uses.

Configured as a turnkey former automotive service facility, the property features ten service bays with multiple overhead door sizes, including one oversized bay, along with three-phase power, a complete air compression system, hydraulic piping for overhead oil pumps, a dedicated parts room, and integrated office and reception areas.

Recent capital improvements include new roll-up doors throughout, a new thermoplastic roof over the office and reception areas, and LED lighting throughout the building, reducing maintenance and improving energy efficiency.

The paved site provides ample parking along with additional yard space for outside storage or fleet parking, offering operational flexibility for a range of industrial, automotive, service, or contractor users.

The property's functional layout, modern improvements, and fully equipped infrastructure make it well suited for immediate occupancy with minimal additional investment.



PROPERTY HIGHLIGHTS

- Three phase power
- Ample parking
- I-1 Zoning
- 10 Roll-up doors
- 1.6 acres with large secured yard space
- High traffic location
- Complete air compression system
- AADT of 12,100±

PHOTO GALLERY

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AERIAL OVERVIEW

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NW 6th Street

AADT 12,100±

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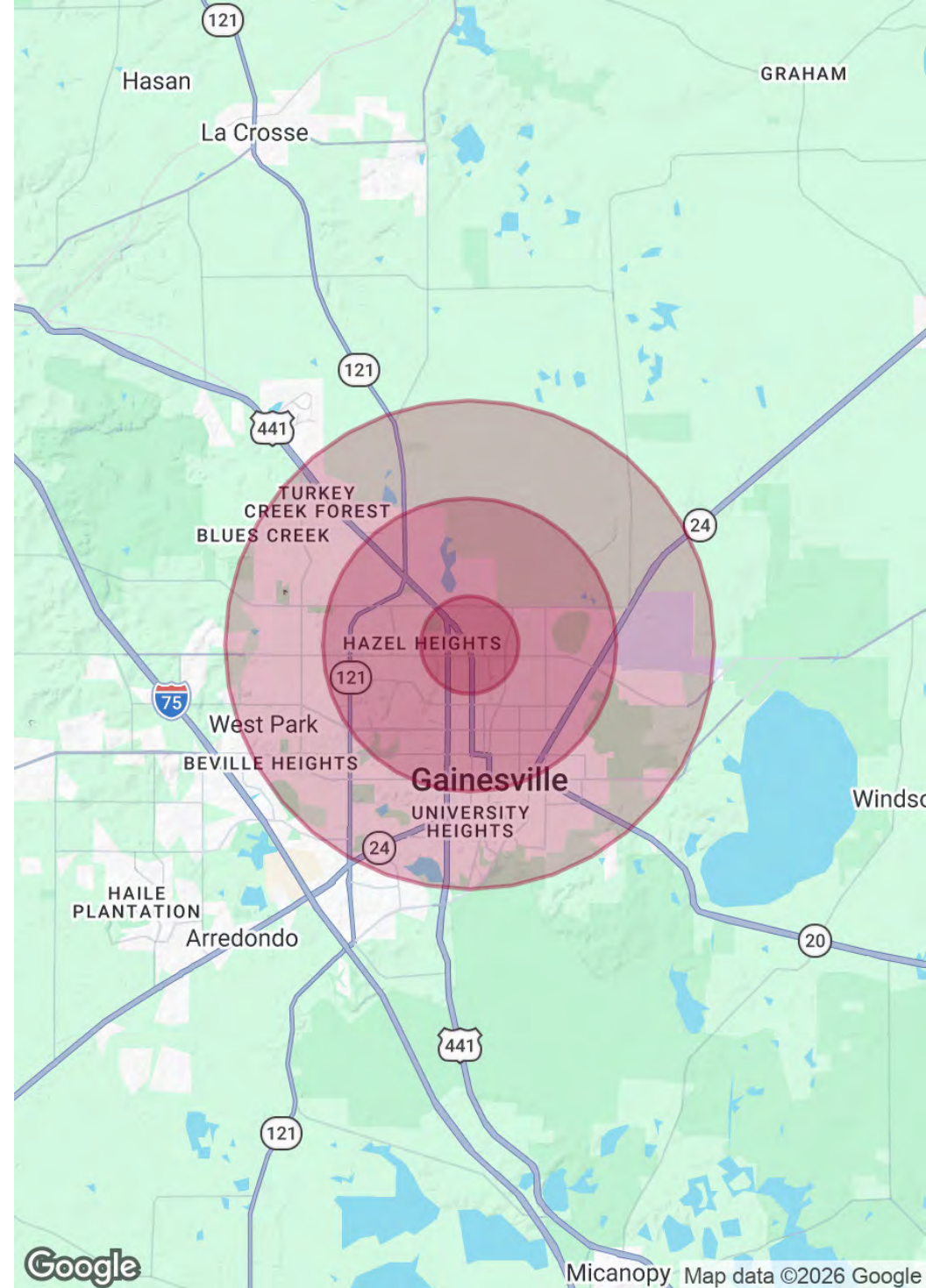


DEMOGRAPHICS MAP & REPORT

4141 NW 6th St, Gainesville, FL 32609

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,751	54,489	124,645
Average Age	40.0	34.9	33.5
Average Age (Male)	34.1	33.8	32.3
Average Age (Female)	47.0	37.0	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,284	23,923	48,784
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$59,995	\$78,448	\$78,389
Average House Value	\$185,574	\$251,614	\$250,274



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