



For Sale Small Bay Industrial Investment Property

250 & 130 SE 10th Ave | Gainesville, FL 32601

Building Size: 19,374 SF | Sale Price: \$1,900,000



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Property Details



Presenting an investment opportunity to acquire a 19,374± SF multi-tenant industrial building in Gainesville, FL. Ideal for investors or owner-operators, this property is located at 250 & 130 SE 10th Ave within the City of Gainesville, specifically in the Depot Park trade area. The site features an Industrial Land Use designation and Limited Industrial (I-1) zoning, permitting a diverse range of uses such as warehouse, retail, commercial sales and services, research operations, wholesale or storage distribution, and light manufacturing, processing, or fabrication of products and machinery.

The property features new roofs installed in April 2021. Warehouse #1 (130 SE 10th Ave) includes 10 bays with 18' high Twin T ceilings, 9 of which have 12'x16' rollup doors. Warehouse #2 comprises 6 bays with 17' high metal ceilings, 4 bays with 14' rollup doors, and 8 bays with 7'x8' rollup doors. The property is fully fenced and provides 3 parking spaces per bay and three phase power.

Property Highlights

- **Building size:** 19,374± SF
- **Lot size:** 1.3 acres
- **Number of units:** 14
- **Year built:** 1979/1982
- **Zoning:** I-1
- **Tax parcels:** 15954-034-000 and 15954-020-000
- **Sale price:** \$1,900,000

Photo Gallery

Ground



Photo Gallery

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Aerial



Tenants

Beast Mode Boxing

Liberty Social LLC

Tropical American Timber

Florida Team Cheer



Contact listing agent for confidentiality agreement to view lease and diligence file.

2024 Financial Analysis (fully leased)

Total annual rent: \$176,513

NOI: \$145,183



Location



Location Highlights

- The property is located in an area of town on the rise for the continued historical uses and a transitional property where it will become even more popular with the next generation of users.
- The reconstruction of SE 4th Street defines a public investment in the community.
- The RTS bus facility property will eventually redevelop adding more community investment.
- The First Magnitude Brewing Company, Heartwood Soundstage and similar businesses in the area are good examples of the transitional culture in this formerly-industrial area.

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Contact Us

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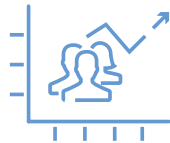
Area Demographics

Source: ESRI Business Analyst, 2025



**Population
(2025)**

1 Mile 12,101
3 Mile 73,587
5 Mile 138,463



**Population
Projection (2030)**

12,110
 73,626
 139,141



**Average Household
Income (2025)**

\$57,827
 \$62,238
 \$71,663



**Projected Average
Household Income (2030)**

\$64,743
 \$69,808
 \$79,638

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