

# FLEX WAREHOUSE SPACE FOR LEASE

3709 SW 42nd Avenue, Gainesville, FL 32608

UNIT 1: 1,135± SF | UNIT 3: 1,100± SF | \$12/SF GROSS



## LAUREN VAZQUEZ, SIOR

Vice President

☎ 352.420.9889

☎ 352.222.4590

lvazquez@lee-associates.com

## JAMES SAPP

Associate

☎ 352.420.9889

☎ 352.281.3942

jsapp@lee-associates.com



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# PROPERTY OVERVIEW

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Incredible opportunity to lease flex warehouse space in Gainesville, Florida. Each unit has concrete floors and restroom, plus a commercial roll up door as well as a pedestrian door for easy access.

The building is located within the Alley Katz Industrial Park located off SW 34th Street. Situated near the I-75/Williston Road intersection, this location has easy access to Waldo, Starke, Jacksonville, Ocala and surrounding areas.

## PROPERTY HIGHLIGHTS

- Superb SW Gainesville location
- All suites have commercial roll-up doors
- All suites have a restroom
- All suites have a pedestrian door
- Garbage and water included
- Ceiling heights: 14'
- Easy access to I-75



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**EASY ACCESS TO I-75**

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# LOCATION MAP

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Comfort Inn  
DoubleTree by Hilton  
Drury Inn  
Holiday Inn

Walmart  
sam's club  
ALDI  
LONGHORN STEAKHOUSE  
Total Wine & More  
keke's BREAKFAST CAFE  
DICK'S SPORTING GOODS  
FIVE BELOW  
Publix  
TARGET  
WHOLE FOODS  
Chick-fil-A  
CHASE  
metro diner

Fortal COFFEE CO.  
Ford's GARAGE  
KREI COOP  
WELLS FARGO  
Starbucks  
TRADER JOE'S  
Pepper's  
ROSS DRESS FOR LESS  
DICK'S SPORTING GOODS

Rockwell  
Starbucks  
Wawa  
Exxon  
K  
REGAL LIFEMAX  
CELEBRATION POINTE  
Dave & Buster's  
hotel SINDIGO

SouthState  
SONNY'S BBQ  
BANK OF AMERICA  
Chick-fil-A  
DOLLAR GENERAL

Dutch Bros COFFEE  
Publix  
K  
Chevron  
QUALITY

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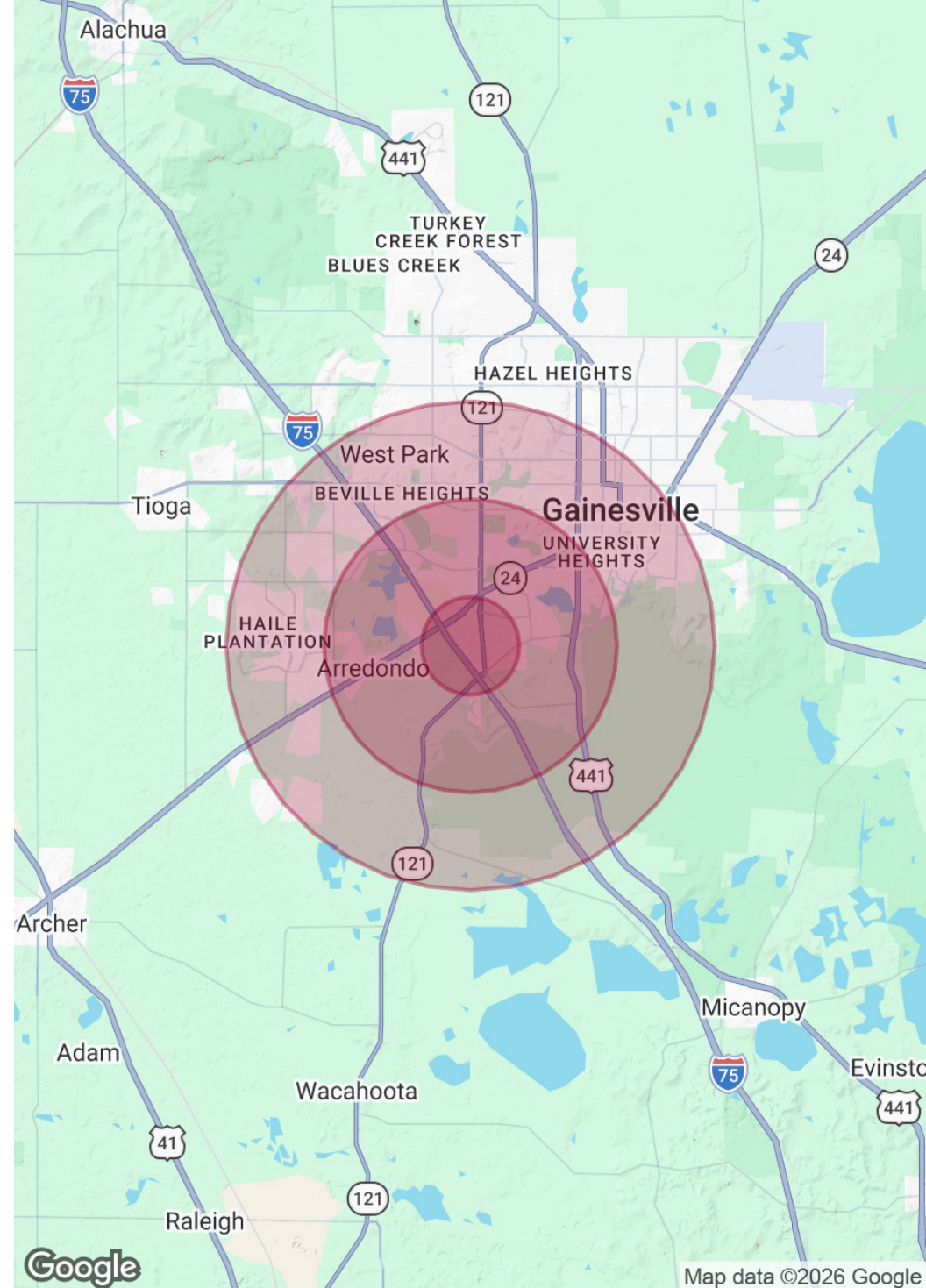
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,270	68,736	149,053
Average Age	26.6	28.5	31.9
Average Age (Male)	26.3	29.3	31.9
Average Age (Female)	26.8	28	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,623	23,260	54,641
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$55,224	\$64,640	\$82,539
Average House Value	\$221,483	\$257,385	\$311,082



Map data ©2026 Google

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