

# INDUSTRIAL PROPERTY FOR LEASE

4750 NW 13th Street, Gainesville, FL 32609

7,500± SF | \$9,000/MONTH GROSS



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# PROPERTY OVERVIEW

4750 NW 13th Street, Gainesville, FL 32609

Well-positioned freestanding 7,500± SF flex/industrial building offering a functional mix of office and warehouse space along NW 13th Street. The property features a dedicated office component with a private entrance, including a large open work area, three private offices, and two restrooms—ideal for administrative or showroom use.

The warehouse area is designed for efficiency, with approximately 17' clear ceiling heights, a mezzanine for additional storage, and two roll-up doors (one grade-level and one dock-high). The dock is covered and includes an interior ramp, providing flexible loading capabilities for a variety of users.

A secured, fenced yard area is located adjacent to the loading side of the building, offering additional outdoor storage and operational convenience.

## PROPERTY HIGHLIGHTS

- Flexible layout
- 17' clear height
- Mezzanine storage
- Grade + dock-high loading (covered)
- Interior dock ramp
- Fenced outdoor storage area

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\$9,000/MONTH GROSS

ESTABLISHED NORTHWEST GAINESVILLE INDUSTRIAL LOCATION



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**LEE & ASSOCIATES**  
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# PHOTO GALLERY

4750 NW 13th Street, Gainesville, FL 32609



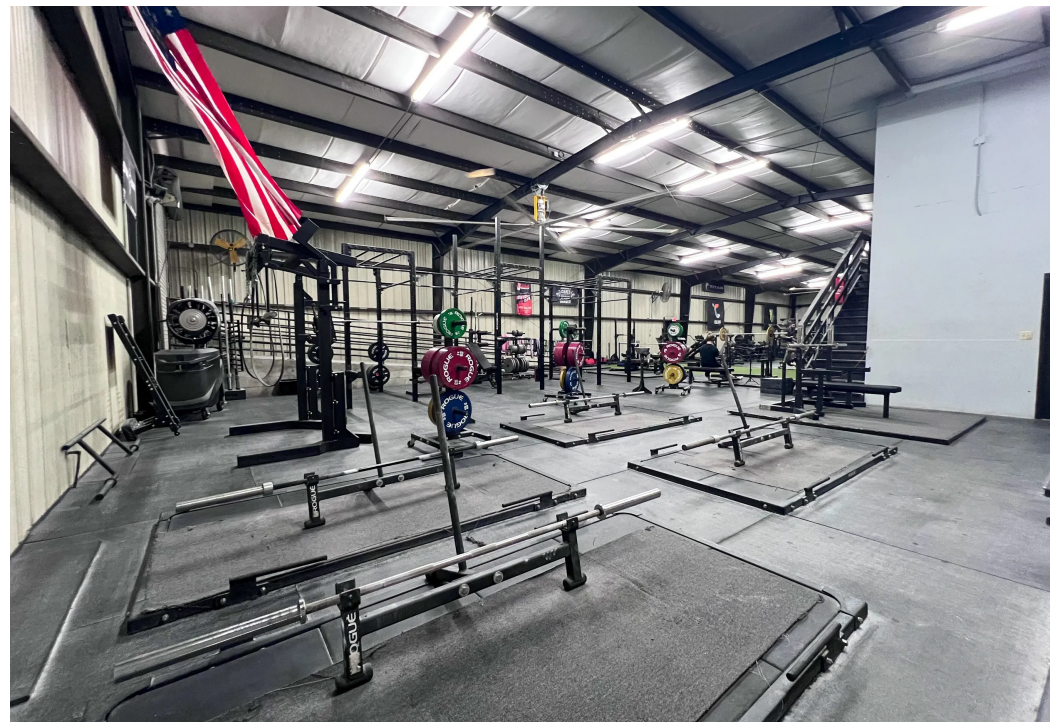
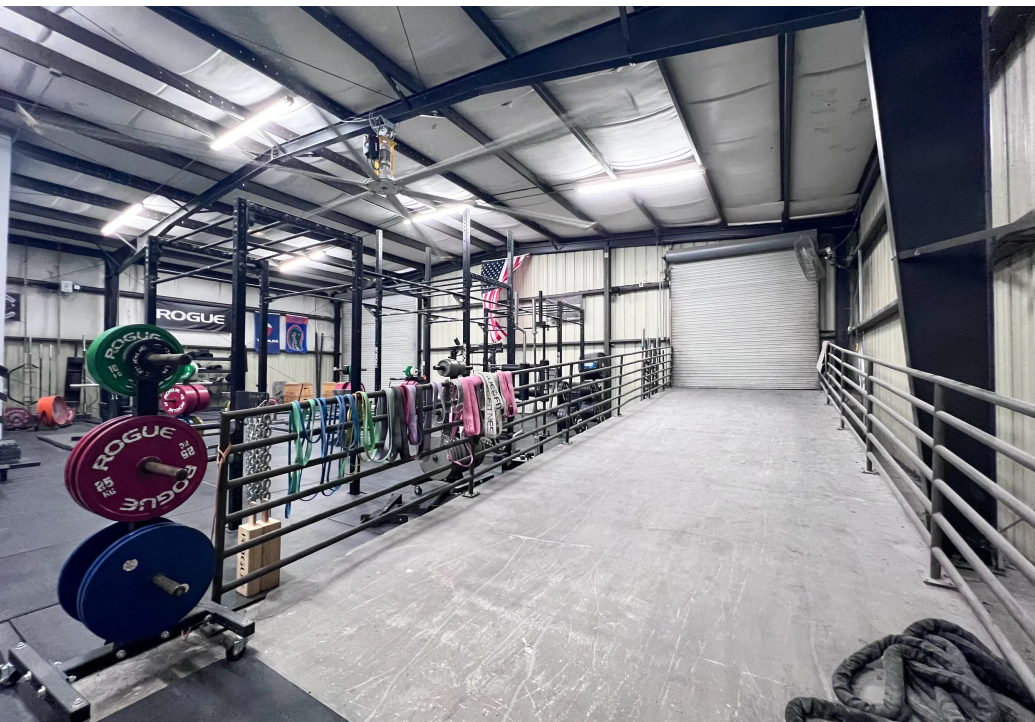
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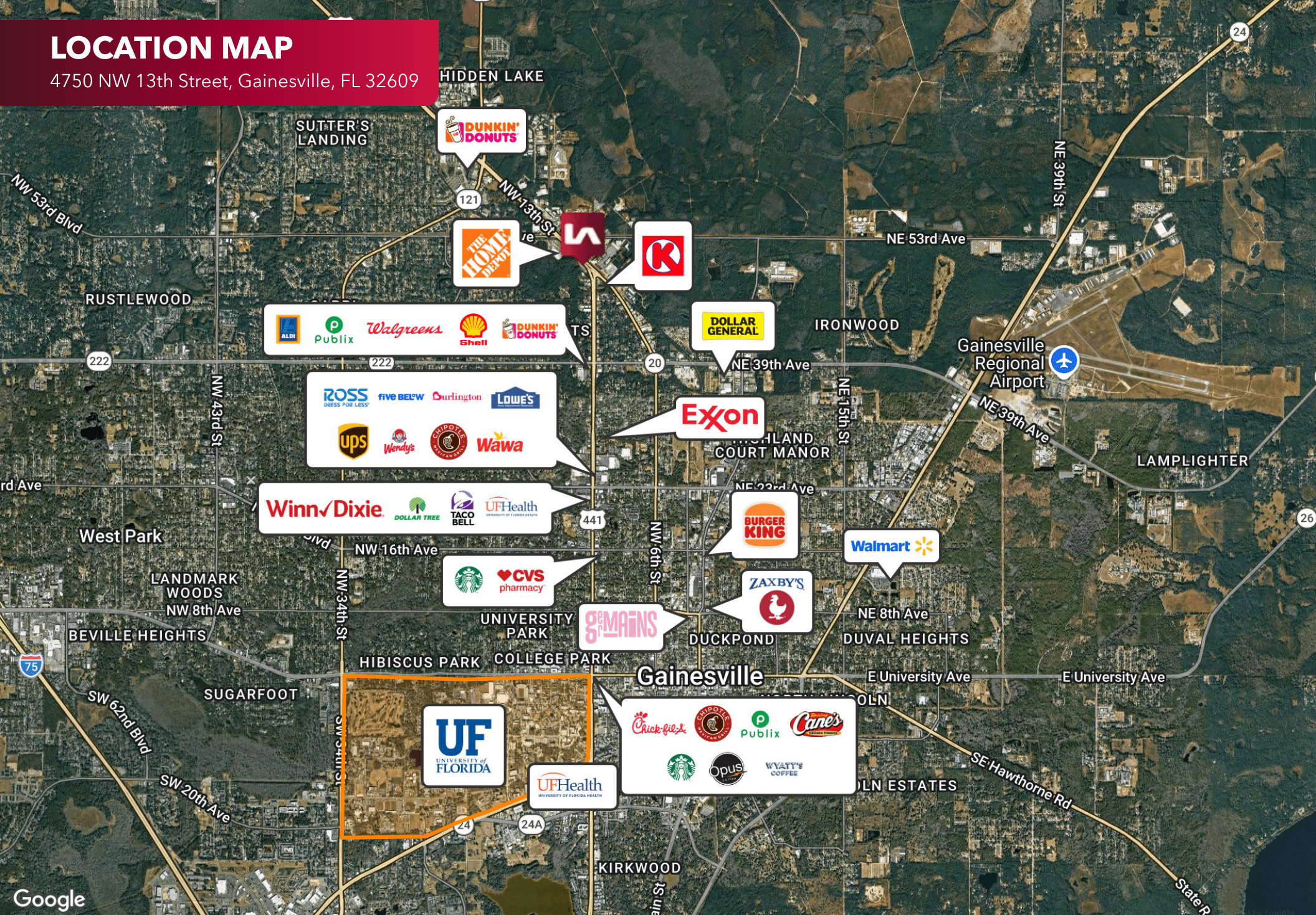
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# LOCATION MAP

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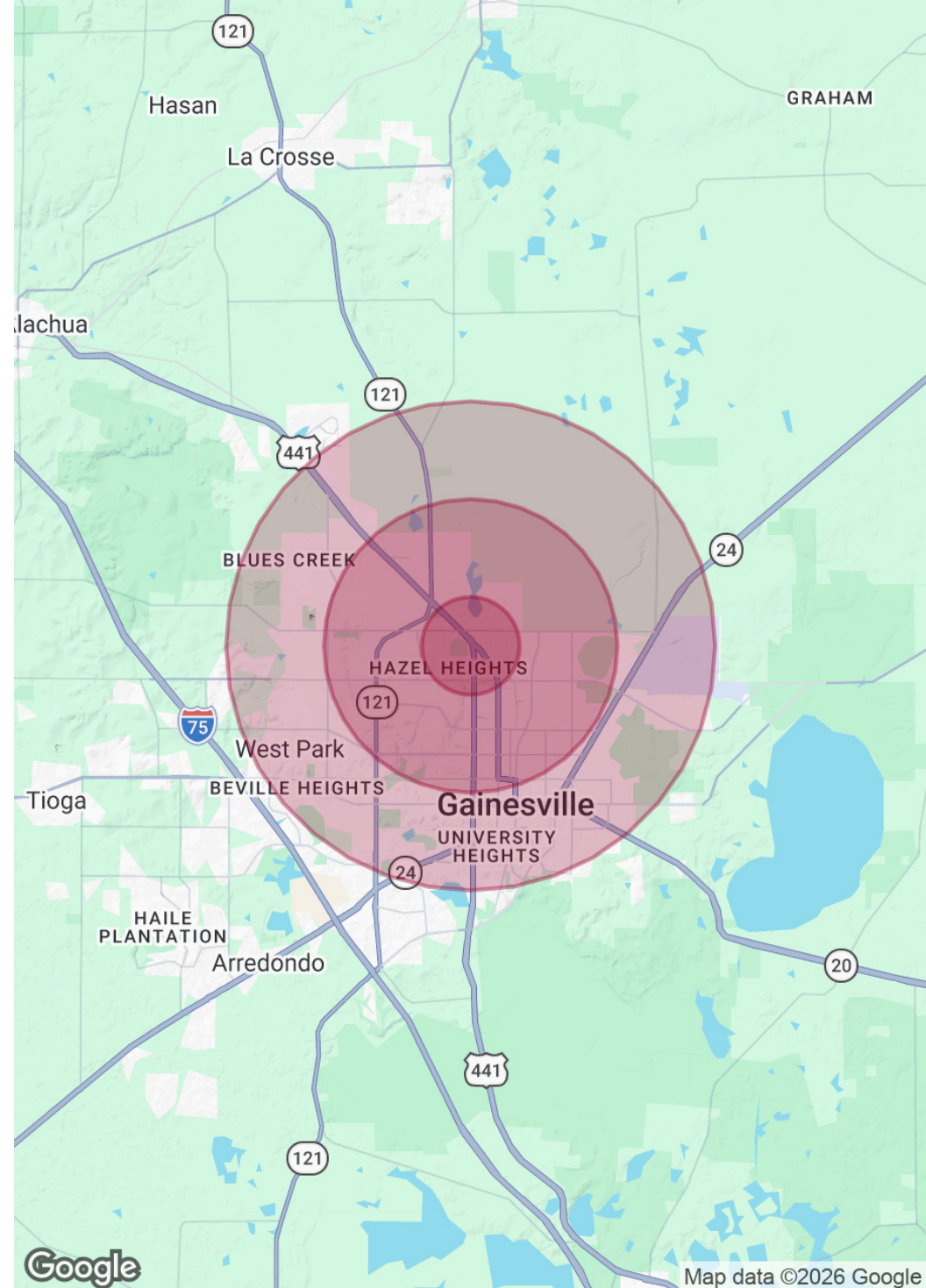
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,917	45,848	118,105
Average Age	34.7	37.9	34.0
Average Age (Male)	32.2	36.6	32.7
Average Age (Female)	38.7	40.7	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,597	20,311	46,272
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$91,642	\$88,504	\$81,148
Average House Value	\$215,927	\$258,008	\$257,025



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