

# LEASE

**4566 NW 5TH BOULEVARD SUITE E**

4566 NW 5th Boulevard Suite E Gainesville, FL 32609



## PROPERTY DESCRIPTION

Beautiful office/warehouse for lease in prime NW Gainesville industrial corridor. Suite consists of 2220 SF of office/warehouse space and 1136 SF of mezzanine space for additional storage/work area along with large bay door, bathroom and utility sink. If you are looking for extra security, this unit has 3/4 " plywood walls, bars on the windows, roll down front gate and gate on back door. Lease rate is based upon a 3 year term.

## PROPERTY HIGHLIGHTS

- Spacious open layout
- Ample parking available
- High ceilings
- Easy access to major highways

## OFFERING SUMMARY

Lease Rate:	\$2950/month (MG)
Available SF:	3,336 SF
Parcel #:	07967-100-500
Zoning:	I1
Traffic Count:	12500 AADT (NW 6th St)

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
Total Households	1,801	18,936	43,685
Total Population	3,962	43,396	109,161
Average HH Income	\$46,584	\$71,190	\$68,056

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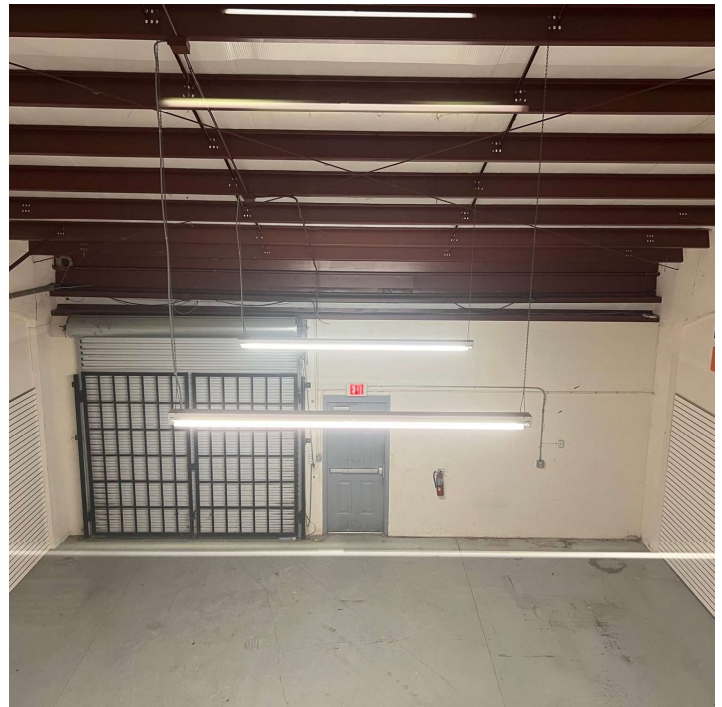
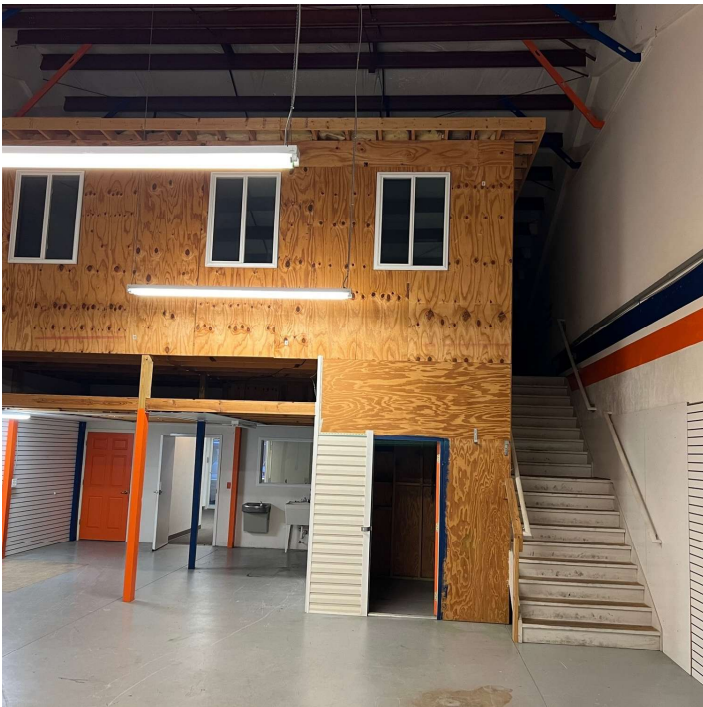
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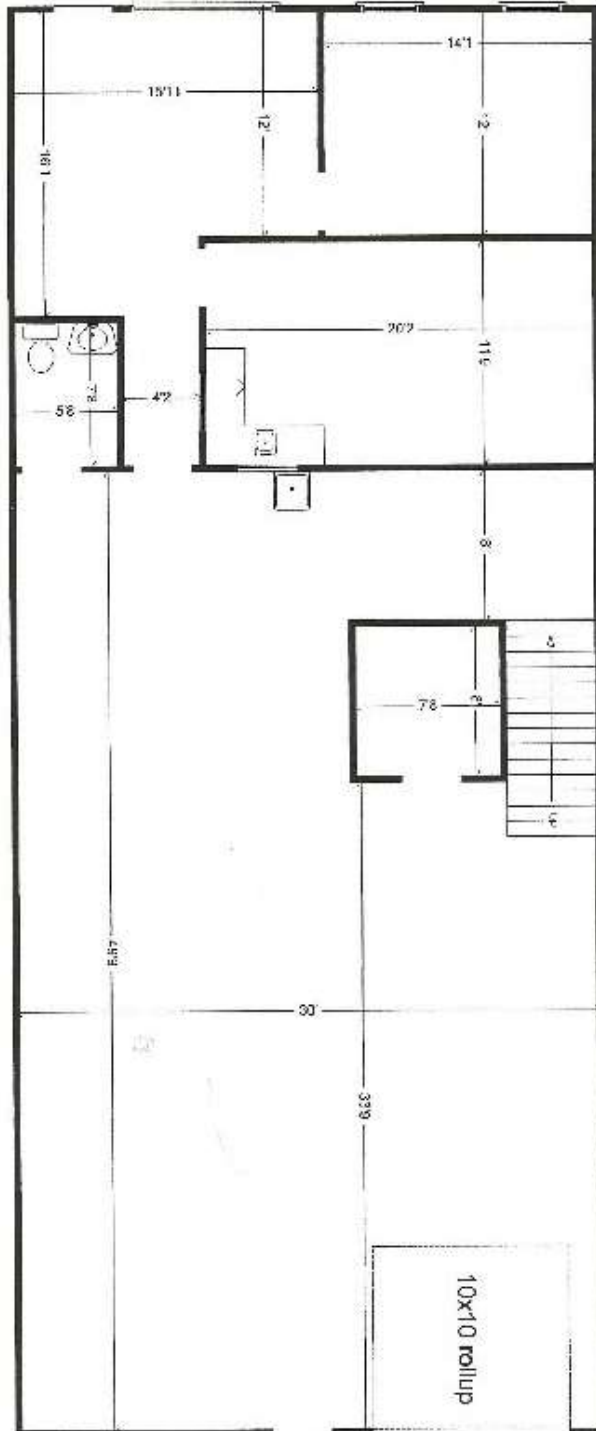


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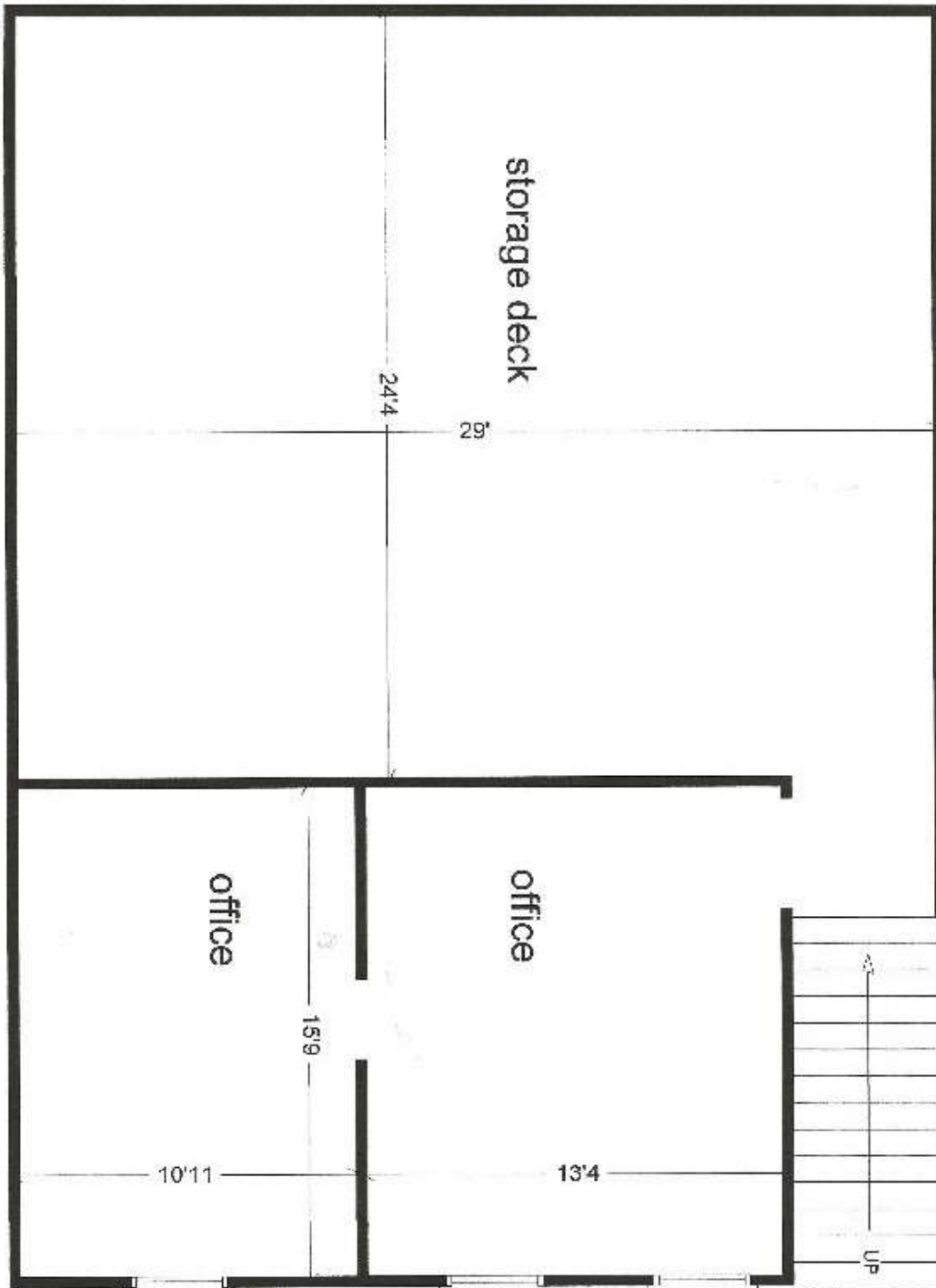


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

**Call to see what the CRE Pro Team can do for you!**

