

# Lease

4577 NW 6th ST

4577 NW 6th ST #A/B, Gainesville, FL 32609



## PROPERTY DESCRIPTION

Perfect office/warehouse for shipping and receiving as the warehouse component features two 10'x10' roll down doors! The 2,700 SF suite has an additional 1,000 SF mezzanine for additional workspace and storage. Rate is based on 5 year term; shorter terms are available at a premium rate.

## PROPERTY HIGHLIGHTS

- Office/warehouse
- Extra space in mezzanine
- 2 10'x10' roll down doors
- Plenty of parking
- Easy access to US 441, NW 39th Ave, NW 13th St

## OFFERING SUMMARY

|                 |                    |
|-----------------|--------------------|
| Lease Rate:     | \$12.96 SF/yr (NN) |
| Pass Thru Rate: | \$1.65/SF          |
| Available SF:   | 3,700 SF           |
| Lot Size:       | 3.6 Acres          |
| Building Size:  | 37,870 SF          |
| Zoning:         | I-1                |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 2,416    | 49,037   | 95,258   |
| Total Population  | 4,254    | 113,088  | 212,696  |
| Average HH Income | \$42,220 | \$56,037 | \$59,623 |
| Traffic Count:    | 12500    | AADT     |          |

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**Coldwell Banker  
Commercial**  
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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!**

