

LEASE

5111-B NW 13TH ST
5111-B NW 13th ST Gainesville, FL 32609



PROPERTY DESCRIPTION

This spacious office/warehouse space has frontage on NW 13th Street in NW Gainesville. This floor plan has been a favorite among small businesses who want a professional curbside presence coupled with the added utility of warehouse space.

Suite B features approximately 350 SF of warehouse space, a 10x10 bay door, and approximately 1,350 SF of air conditioned office space with two private offices, a generous high-ceiling reception area, admin area, and a highly sought-after, spacious mezzanine. Lease rate is based on a 5 year term.

OFFERING SUMMARY

Monthly Lease Rate:	\$2,250.00/month NN
Pass Thru Costs:	\$1.36/SF/YR (\$192.67/month)
Approx. Available SF:	1,700
Lot Size:	4.62 Acres
Building Size:	43,167 SF
Zoning:	I-2
Traffic Count:	31000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,780	18,322	43,781
Total Population	4,105	41,953	109,041
Average HH Income	\$56,399	\$74,042	\$70,950

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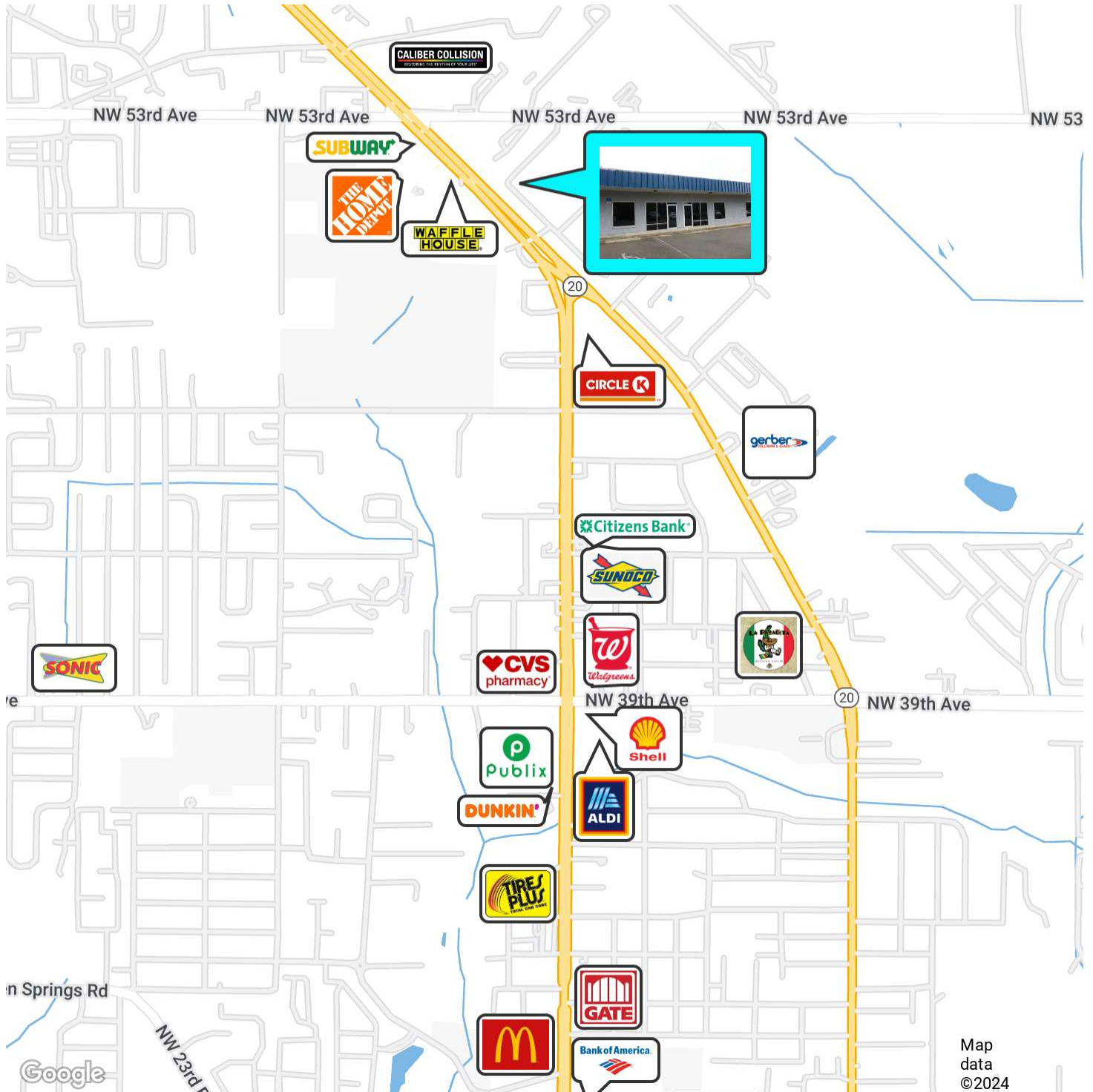
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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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!

