

LEASE

4581-4585 NW 6TH STREET
4585 NW 6th Street #D Gainesville, FL 32609



PROPERTY DESCRIPTION

Nice, clean office/warehouse units located in a great looking modern building in a very convenient well-maintained industrial complex. Close and convenient to US HWY 441, easy access to I-75, and many other amenities. Tenant will pay a proportionate share of property taxes. (Rates are based upon a 5+ year term. Shorter or longer terms may cause a rate adjustment).

Suite D is a 1,000 sf office warehouse unit; 750 square feet of office with two private offices, a kitchenette, and a medium sized flex / conference room + 250 square feet un-airconditioned warehouse with 10x10 door.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	716	2,392	5,212
Total Population	1,162	4,264	10,210
Average HH Income	\$31,230	\$43,226	\$53,304

PROPERTY HIGHLIGHTS

- Ample parking space
- High visibility from the street
- Large windows for natural light
- Easy access to highway
- 10x10 door

OFFERING SUMMARY

Lease Rate:	\$16.74 SF/yr (NN)
Pass Thru Rate:	\$2.02/SF
Available SF:	1,000 SF
Zoning:	I-1
Building Size:	37,870 SF

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

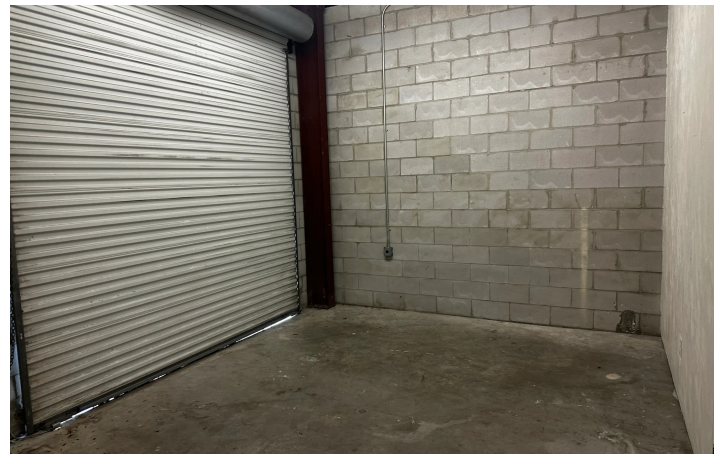
Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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

LEASE

4581-4585 NW 6TH STREET
4585 NW 6th Street #D Gainesville, FL 32609



Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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



				
	DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*	
	352.745.1883 dean@mmparrish.com	352.339.5734 mcarter@mmparrish.com	352.339.4038 ccarter@mmparrish.com	

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!

