For Lease

Lease Rate:

$6/SF

NNN

$2.27/SF pass thru's

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6921 NW 22nd Street Suite 2; Gainesville, FL 32653

16,000± SF Office/Warehouse for Lease

Property Description

Renovated in 2015, this perfect flex space is conveniently located in NW Gainesville with direct access to SR 121, easy access to US HWY 441 and is just around the corner from the Amazon Distribution Center. There is approximately 16,000 SF of total space, with 3484+/- SF of office/ showroom and 12,516 SF of warehouse space. The showroom/office area has its own entrance, a large open area, 2 private offices, restroom and refreshment/sink area. The glass front entrance has an inside roll-up door for added security. The warehouse has soaring 25' ceilings and three additional heated and cooled rooms that can be used as training rooms, conference rooms, additional office space or climate-controlled storage areas. The warehouse has a heated and cooled ADA compliant restroom, fire suppression system, ventilation fans, two commercial roll-up doors and has an interior 45' ramp off the covered dock area for easy loading and off-loading. This flex space has great versatility and is ready to meet your business needs.

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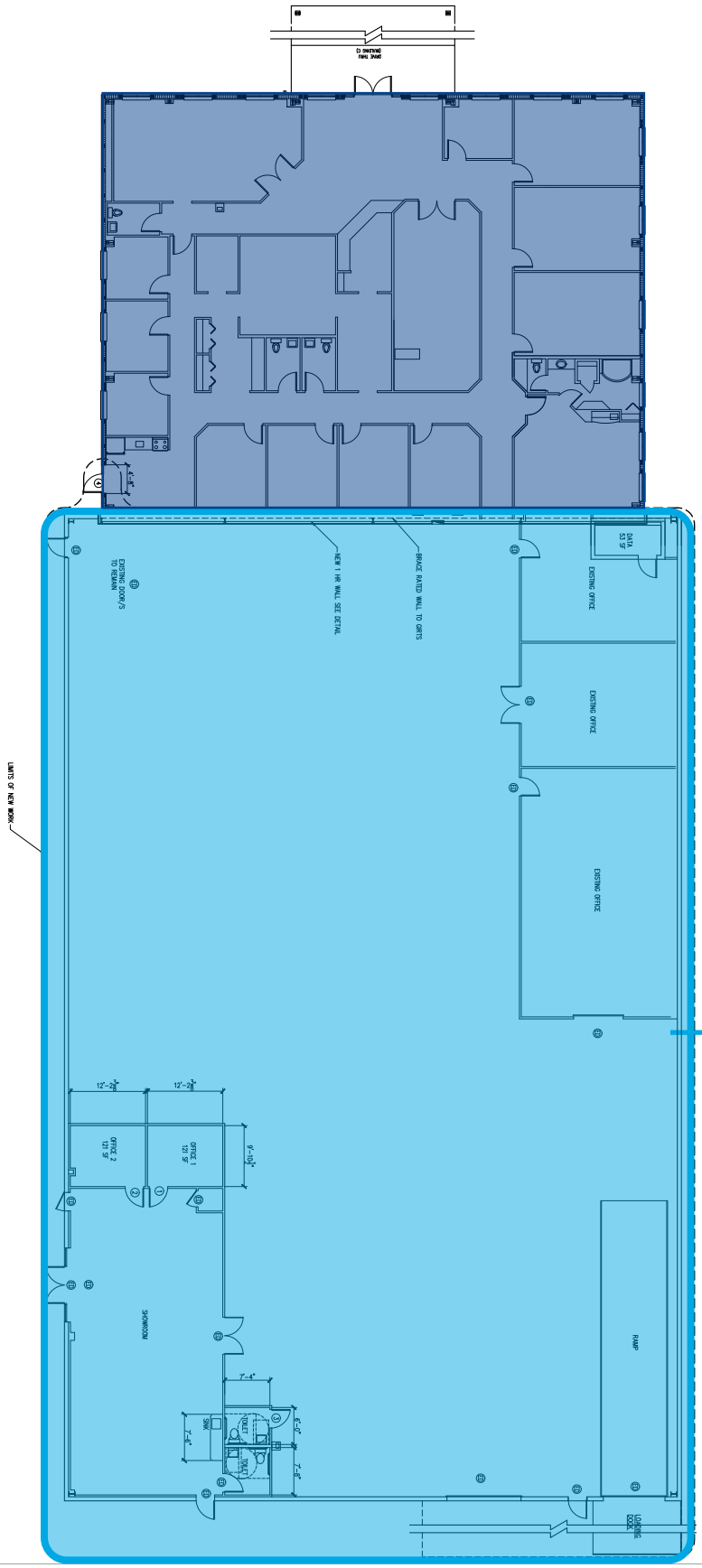
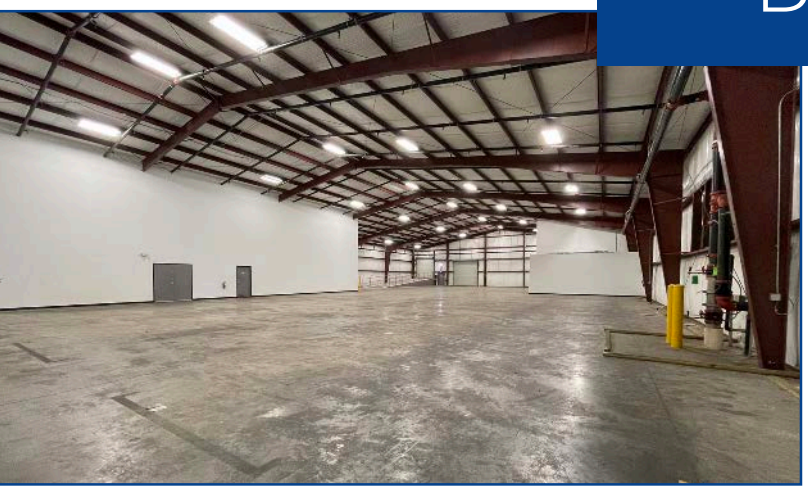
Property Plans

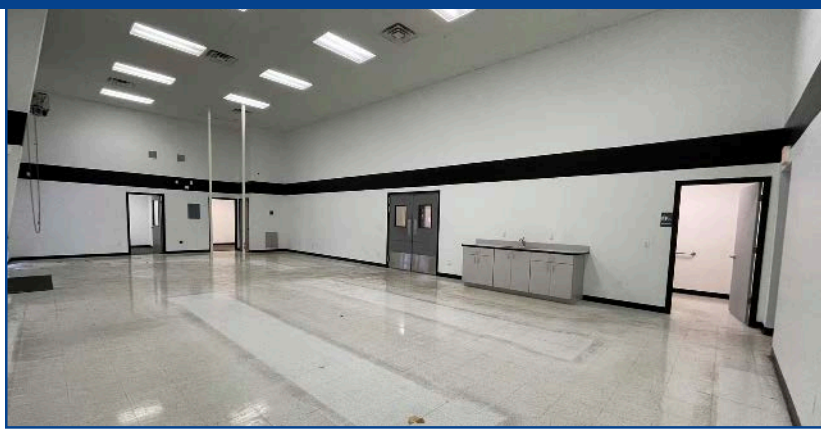


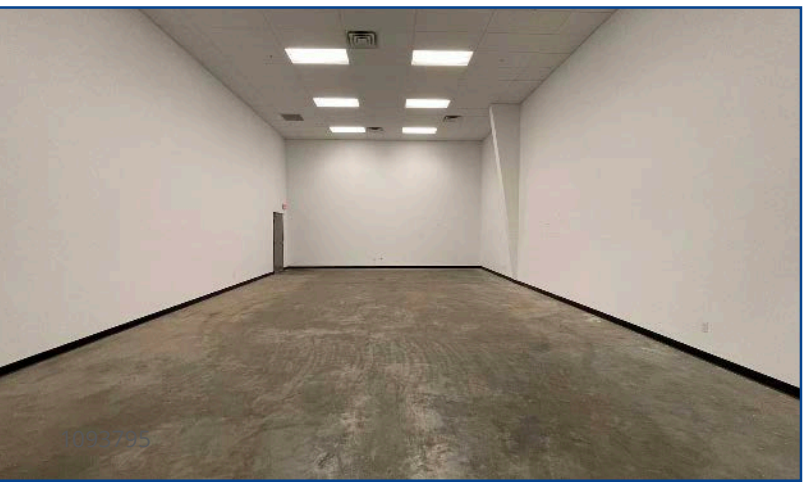
Available

N

Building Overview



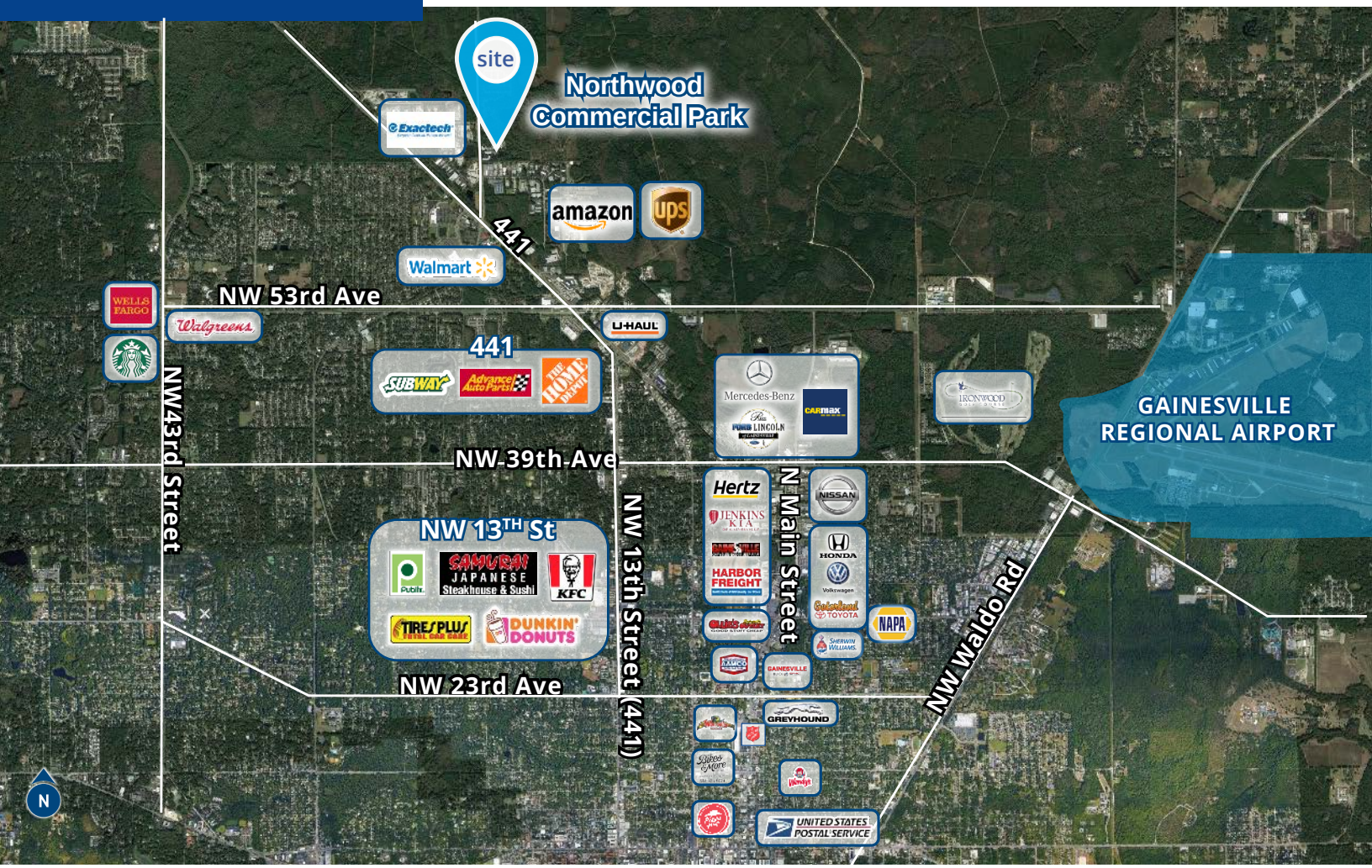




Building Features

- Direct access to SR 121 and easy access to HWY 441
- Covered, truck height loading dock
- Interior 45’ warehouse ramp
- 2 commercial roll-up doors
- Fire sprinkler system
- Ventilation fans
- Conditioned offices and showroom areas
- 5 miles to the University of Florida
- 6 miles to GNV Regional Airport
- 0.2 miles to Amazon Distribution Center
- Ample parking

Area Map



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