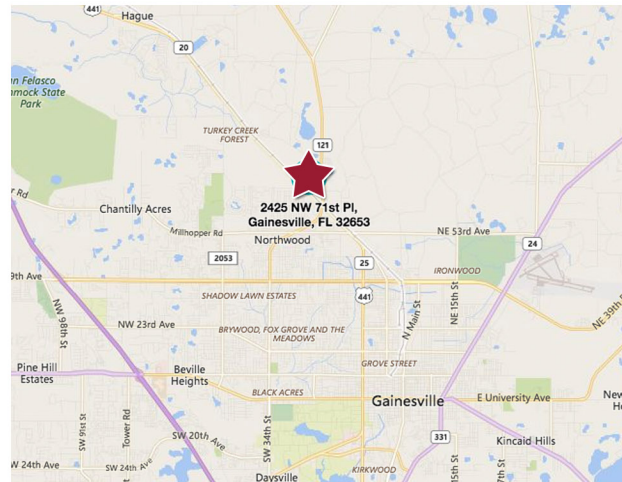


**Sale  
Or Lease**

# 2425 NW 71st PL

Gainesville, FL 32653



Great opportunity to purchase office/warehouse space in Northwest Industrial Park. Property features 282 square feet of office space, and 4,718 square feet of warehouse space with one grade-level roll up door, and a newer roof. 15' clearance from floor to ceiling and 12' clearance to beams in warehouse. Located across from Scherer Construction and proximate to Exactech, UPS, FedEx, and Pepsi.

**Type: Office/Warehouse**  
**Square Feet: 5,000**  
**Year Built: 1989**  
**Parking Space: 10**  
**Tax Parcel #: 07879-062-007**  
**Listing Price: \$289,000**  
**Lease Rate: \$3,330/mo Gross**  
**\$8 psf Gross**

**Michael S. Ryals**  
Senior Vice President  
PH: (352) 240-2709  
mike@teamryals.com

**Dan Drotos**  
VP, MSRE, CCIM, SIOR  
Cell: (954) 551-9846  
dan@teamryals.com

**Tammy Broxson**  
Broker-Associate, GRI, CCIM  
Cell: (352) 262-0027  
tammy@teamryals.com

 **BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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