



Gainesville Warehouse for Lease — 18,670 SF Industrial Building Near UF & I-75

1030 SE 4th Street, Gainesville, FL 32601 · Parcel 15954-005-000

18,670 SF

TOTAL UNDER ROOF

0.92 AC

FENCED LOT

I-1

ZONING

800A+

ELECTRICAL
SERVICE

1985

YEAR BUILT

Property Specifications

Building	15,654 SF enclosed concrete block
Covered dock	3,016 SF canopy, all-weather loading
Loading	4 roll-up doors, all semi dock-height; stairs & truck ramp
Power	800+ amp service
Construction	Concrete block, clear-span steel trusses (1985)
Lot	0.918 ac, approx. 200' × 200', frontage on 4 streets
Site	Fully fenced, gated; interior office build-out
Zoning	I-1 (Limited Industrial), City of Gainesville
Flood zone	Zone C, not flood-prone (1983 FIRM — verify current)
Lease rate	\$7.75 per SF per year, NNN

Highlights

- Six minutes to the University of Florida, nine minutes to I-75
- Secure, fully fenced site with dock-height covered loading platform
- Heavy power for power-intensive logistics or light-industrial use
- High ceilings and a clean, functional interior
- Street frontage on all four sides; paved truck yard

Strategic Gainesville distribution warehouse for lease, ideally located with easy access to I-75, the University of Florida, and the Malcolm Randall VA Medical Center. The facility includes multiple loading docks with roll-up doors and a dedicated covered loading area to ensure efficient, all-weather distribution — robust infrastructure to support and scale your operations.

Dave Ferro

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Full listing, 18 photos, survey & site plan: gainesvillewarehouseforlease.netlify.app



Photos



Front elevation: four roll-up doors, stairs, truck ramp



Covered loading dock



Dock side, gated entry, truck yard



Warehouse bay with roll-up door and office



Clear-span warehouse floor

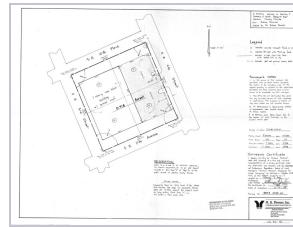


Looking toward UF and downtown

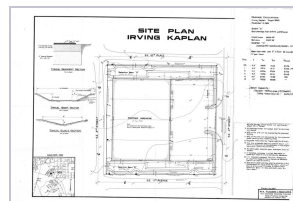
Location & Drive Times

Downtown Gainesville	~5 min
University of Florida	~6 min
I-75	~9 min
Malcolm Randall VA / UF Health Shands	~10 min
Gainesville Regional Airport (GNV)	~15 min
Ocala	~45 min
Jacksonville / JAXPORT	~1 hr 30 min
Orlando · Tampa	~2 hr

Site Plan & Survey



1988 boundary survey — 0.918 ac;
Lots 5, 6, 14 & 15, Veitch's Addition
(Plat Book A, Pg 90)



1983 site plan — 106.67' × 150'
footprint, retention basins, paved
unloading area

Sources: Alachua County Property Appraiser (parcel 15954-005-000); City of Gainesville zoning map and Land Development Code §30-4.19; 1988 boundary survey and 1983 site plan (M.K. Flowers); FEMA FIRM panel 125107 0011B (Jan 1983); owner/listing. Drive times approximate. Full source links on the website.

Building & Site Features

- Covered loading platform with four roll-up doors, all at semi-trailer dock height, plus stairs at each end and a truck ramp
- 3,016 SF covered dock canopy for all-weather loading
- Heavy power — 800+ amp service — suited to power-intensive operations
- Durable concrete block construction (built 1985) with clear-span steel trusses and high ceilings
- Fully fenced, gated, secure site with paved truck yard
- Interior office build-out; clean, functional interior
- Street frontage on SE 4th St, SE 10th Pl, SE 11th Ave, and SE 3rd St
- I-1 zoning for distribution, warehousing, and light-industrial use