



***Investment
Opportunity!***

- *Near 4-lane Corridor
at US Hwy 441*
- *Paved Frontage and
Access Along SR 121*
- *Rapidly Growing High
Traffic Business Area*
- *Available All or Part*

***Scenic Site for
Business &
Industrial Location***



**SAUNDERS
REAL ESTATE**

Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive
Suite 3
Lakeland, FL 33813

8.6 +/- Acres!

*Convenient to Gainesville, Alachua
Gainesville, FL • Alachua County*

Toll Free: 1-877-518 LAND • www.saundersrealestate.com

The Plaza at Emerald Lake

Gainesville, FL Alachua County

*Heavy traffic,
high growth area*

***Under construction
4 buildings
office and
warehouse
25 foot ceilings
Paved parking***



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**SAUNDERS
REAL ESTATE**

Acres: 8.6 +/- Acres

Price:

Building 1: 16,700 SF
@ \$110/SF \$1,837,000

Building 2: 17,800 SF
@ \$110/SF \$1,958,000

Building 3: 22,500 SF
@ \$110/SF \$2,475,000

Building 4: 2,800 SF
@ \$110/SF \$308,000

Minimal CAM fees

*Building can be completed to
buyers specifications*

Location:

7045 NW 22nd Street
Gainesville, FL • Alachua County
Nearest intersection is SR 121
and Hwy 441

Land Use: Industrial I-1

Uses: Industrial warehousing

Road Frontage: on SR 121

Natural water on site: Stocked
pond

Water & Utilities Provided by:
Gainesville Regional Utilities

Improvements:

- Under construction
- 4 buildings
- 25 foot ceilings
- Office and restroom
- Paved parking
- Scenic business location
- Spring-fed stocked pond with gazebo

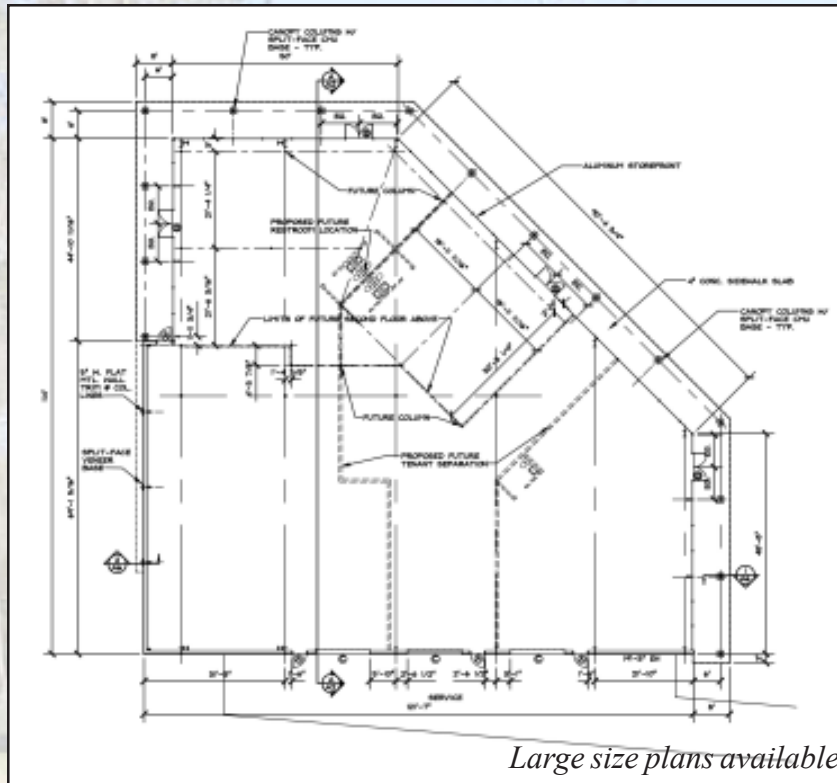
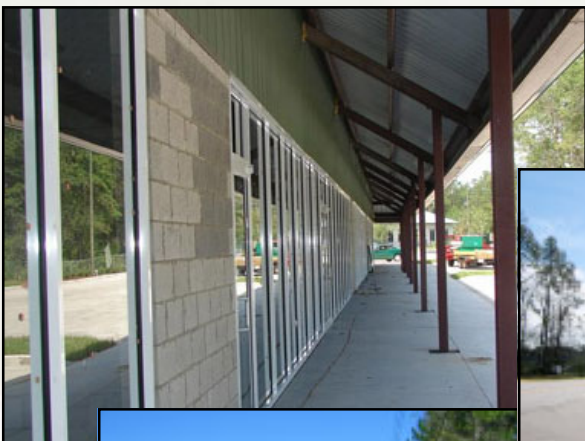
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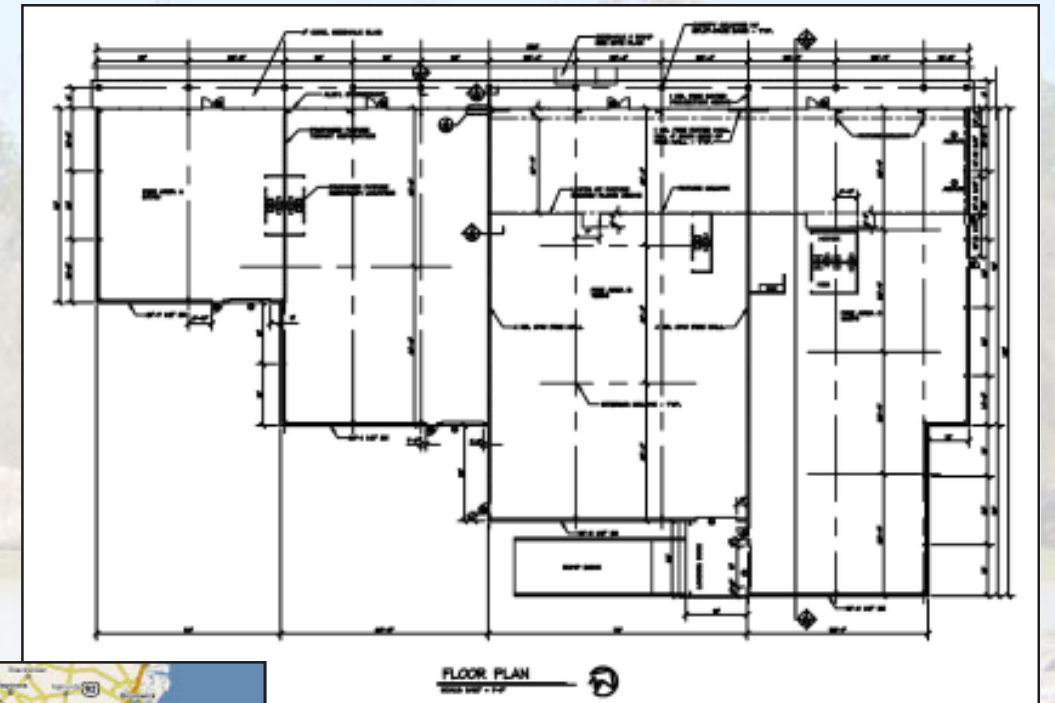
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The Plaza at Emerald Lake • Gainesville, FL • Available All or Part



Large size plans available

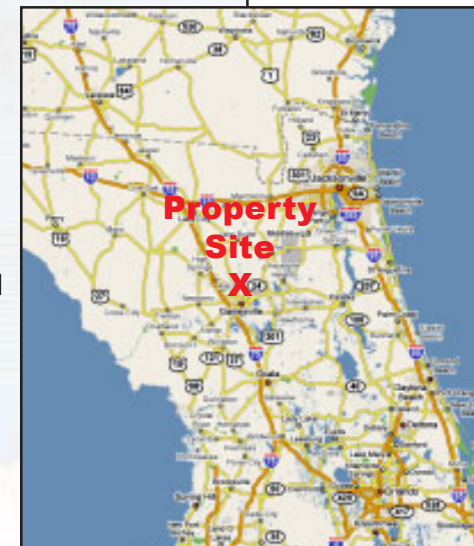


FLOOR PLAN
1000 SF - 1000 SF

***In Area of High Retail
and Office Growth***

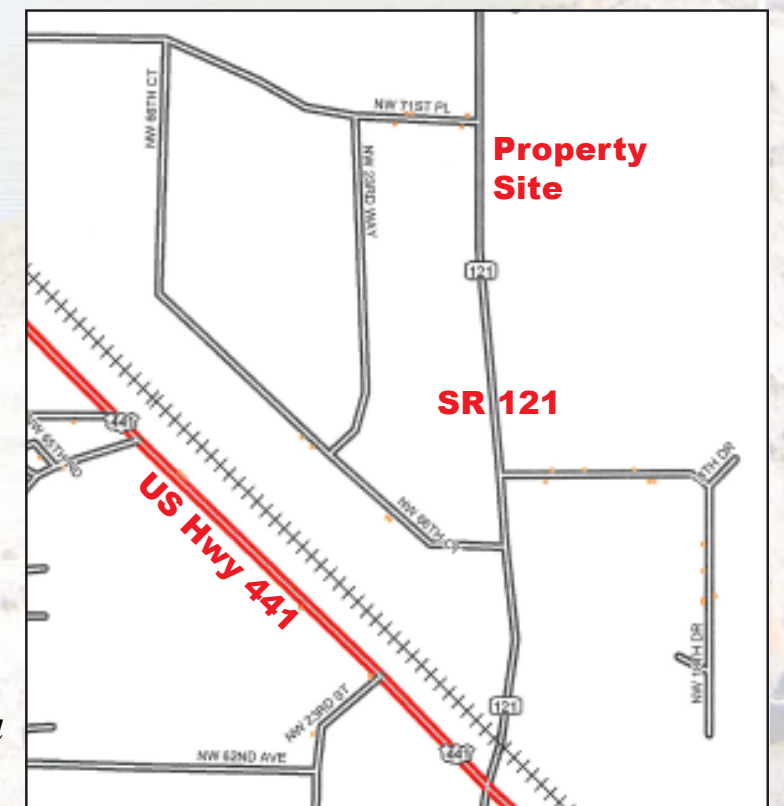
Driving Directions:

- From US Hwy 441,
turn north on SR 121
(NW 22nd Street)
- Go approximately
1 mile
- Look for sign on
right



Scenic Business Location!

- ***Near 4-lane Corridor at US Hwy 441***
- ***Paved Frontage and Access Along SR 121***
- ***Rapidly Growing High Traffic Business Area***
- ***Spring-fed Stocked Pond and Gazebo***



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