LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
GAINESVILLE, FL

INDUSTRIAL MARKET OVERVIEW

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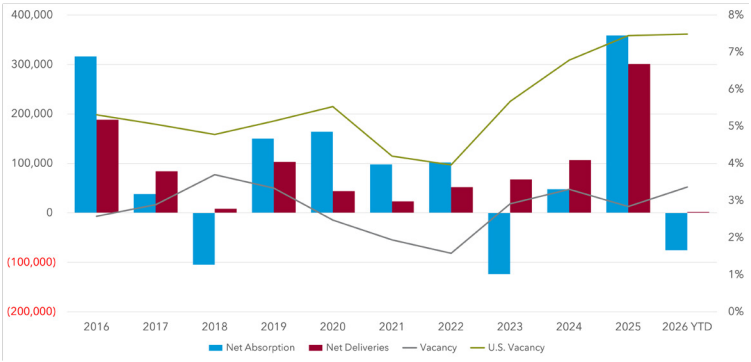
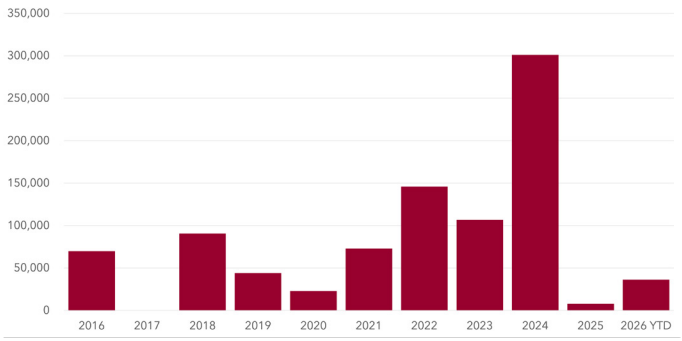
Gainesville's industrial investment market saw 62 transactions total $84.6 million in sales volume over the past year, though the market's headline metrics were skewed by a single outlier: AYR Wellness's $50.5 million disposition of its 86,000-SF cultivation facility at 18770 N County Road 225, a debt-assumption sale representing nearly 60% of annual volume. Excluding that transaction, activity remained concentrated among smaller owner-user and private buyers trading sub-$3 million assets. Pricing sits at $124/SF against a $161/SF national average, and cap rates near 7.8% reflect a market that's stable but priced for caution, with investors remaining selective amid limited comparable product.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▼ 12 Mo. Net Absorption SF	37,435	135,865	358,766	136,603	368,954
▲ Vacancy Rate	3.2%	3.1%	2.8%	5.2%	3.2%
▲ Avg NNN Asking Rate PSF	$10.91	$10.88	$10.84	$10.75	$10.64
▲ Sale Price PSF	$123.40	$122.11	$120.80	$118.55	$116.87
◄ ► Cap Rate	7.8%	7.8%	7.8%	7.8%	7.9%
◄ ► Under Construction SF	36,250	36,250	7,900	7,900	54,900
▲ Inventory SF	804,707	784,704	809,220	1,053,769	728,016

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
18770 N County Road 225 Gainesville, FL	86,003 SF	$50,500,000 $587.19 PSF	Arboretum FL RE, LLC AYR Wellness	Class C
3021 NE 21st Way Gainesville, FL	22,259 SF	$1,135,168 $51.00 PSF	All Safe Mini Storage Santa Fe College Foundation, Inc.	Class C
3737 SW 42nd Avenue Gainesville, FL	13,740 SF	$757,030 $51.00 PSF	Mia Real Holdings, LLC Santa Fe College Foundation, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2040 NW 67th Place Gainesville, FL	23,310 SF	FinchBerry, LLC	SRS	Building Construction Supply
2033 NE 27th Avenue Gainesville, FL	7,873 SF	Branden W. Stanford	Concrete Precast Products, Inc.	Building Construction Supply
3737 SW 42nd Avenue Gainesville, FL	5,000 SF	Top Spec Us, Inc.	CS, Inc.	Areospace & Defense, Automotive

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