



Investment Opportunity: Fully Leased Office, Industrial & Flex Facility with Expansion Land

- 100% leased to two national tenants, this 15,000 SF office, industrial and flex facility plus 1.25 acres offers a stabilized investment with expansion potential.
- Investors can acquire the fully leased building for \$2,150,000, or purchase the building plus an adjacent 1.25-acre development parcel for \$2,500,000.
- The adjacent parcel can accommodate an additional $\pm 15,000$ SF building, offering future expansion, owner-user, or value-add development potential.
- Strategically located on the recently completed San Felasco Parkway, providing convenient access to US Hwy 441 and Interstate 75.
- Situated within Alachua's growing life sciences and technology corridor, surrounded by leading biotech, research, and technology companies. Nearby industry anchors include Evergen, Axogen, and UF Innovate | Sid Martin Biotech, one of the nation's premier biotechnology business incubators.

Get more information

Rick Cain, CCIM, SIOR
Principal

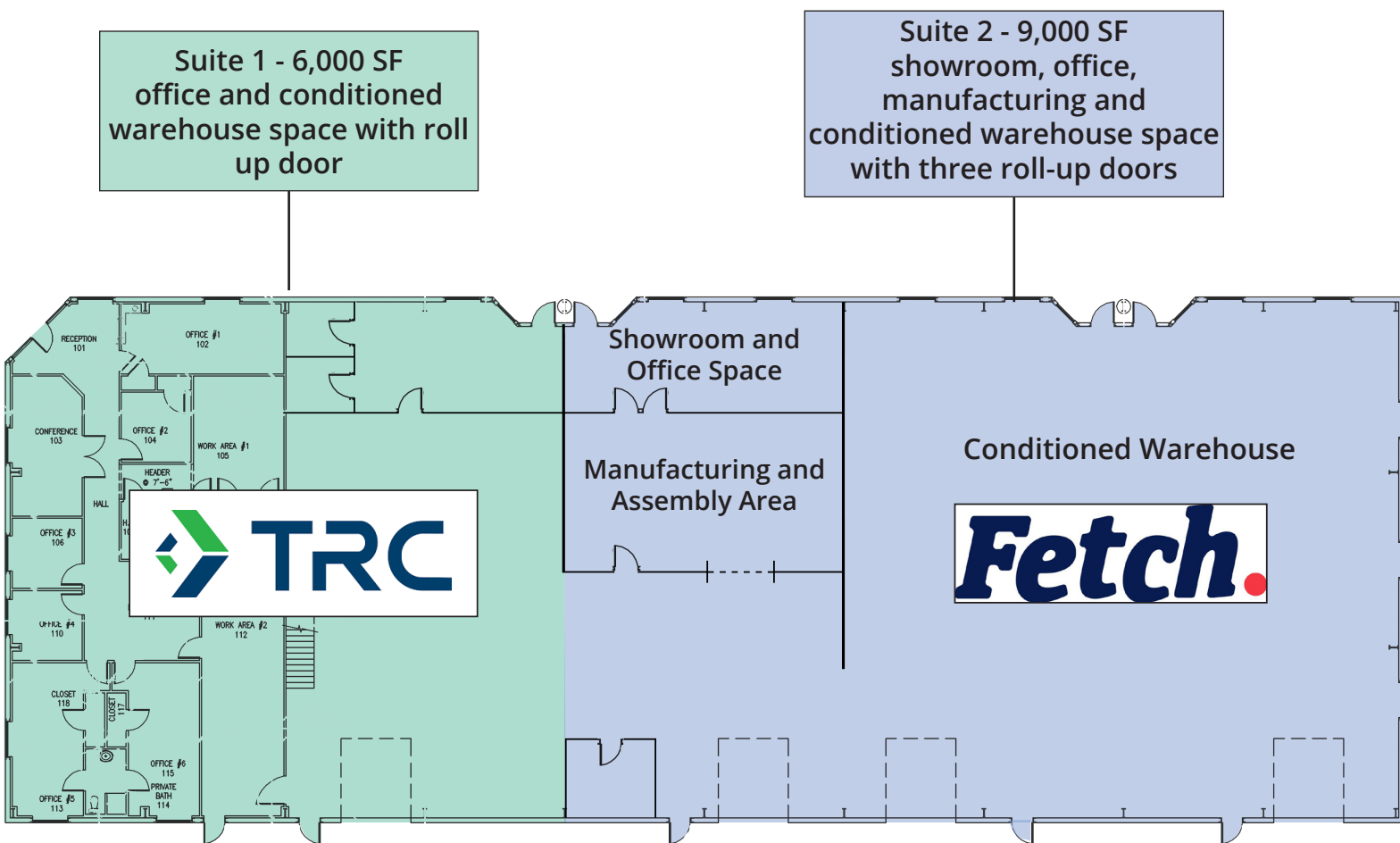
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Floor plan

Progress Park
Alachua, FL

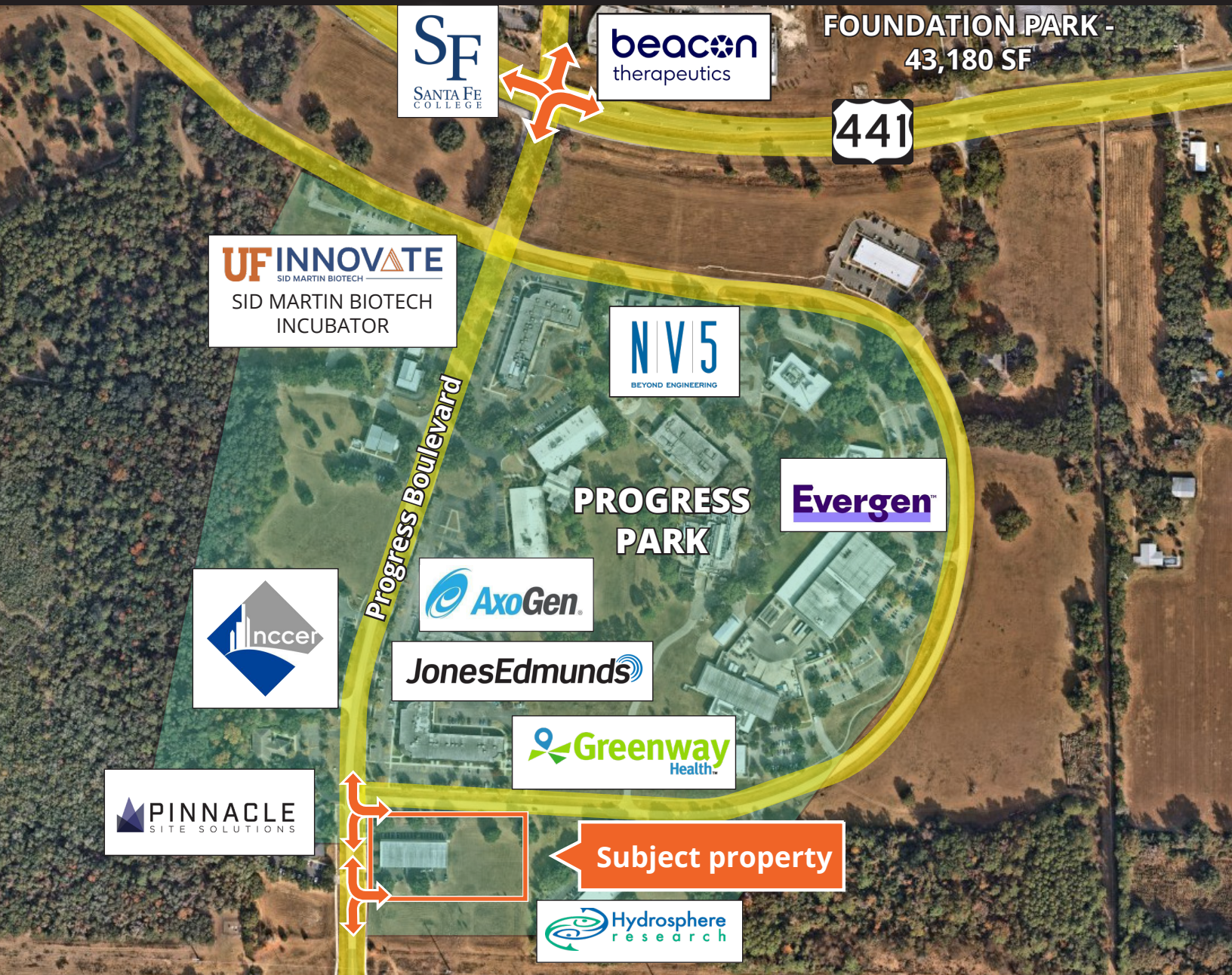


Suite 1 is leased to TRC through May 31, 2028. TRC is a leading global consulting, engineering and construction management firm with over 8,000 employees and 150 offices, providing cutting edge solutions for public, private and government clients.

Suite 2 is leased to Fetch Package, Inc through May 31, 2031. Fetch is a direct door-to-door same day delivery service offering snacks, drinks and household essentials from Fetch's warehouse to apartment residents without delivery fees or tips.

Property overview

Progress Park
Alachua, FL



About Progress Park

Progress Park is a 204-acre medical research and biotech facility with several hundred thousand square feet of office, lab and research and development space. The park was master planned and developed in cooperation with the University of Florida Foundation with the purpose of creating a research space where University licensed technology could grow and mature via with the help of private capital.

Today, Progress Park is home to about 30 companies that employ approximately 1,100 people.



Photos

Progress Park
Alachua, FL



Nearby life science & biotech facilities

Progress Park
Alachua, FL



PERRY CENTER
FOR EMERGING
TECHNOLOGIES

FOUNDATION
PARK
beacon
therapeutics



Rachel Boulevard



UF INNOVATE
SID MARTIN BIOTECH
INCUBATOR



PROGRESS PARK
NIV5 **Greenway Health**
BEYOND ENGINEERING
AxoGen **Evergen**
JonesEdmunds



NATIONAL CENTER
FOR CONSTRUCTION
EDUCATION
AND RESEARCH

Progress Boulevard

Subject property



Financial overview

Progress Park
Alachua, FL

Suite	Tenant	Square Footage	Rent/SF	Lease Type	Lease Expiration	Annual Rent Increase	Renewal Options
A	TRC Environmental Corporation	6,000	\$15.38	MG	6/30/2028	2.5% YOY	N/A
B	Fetch Package, Inc.	9,000	\$12.00	NNN	5/31/2031	3% YOY	1 five year

2026 Financials

Total Operating Income (Base Rent & NNN)	\$234,540.00
Total Operating Expenses	\$57,150
NOI	\$177,390.00

Purchase Price	Asset	Cap Rate
\$2,150,000	Building only	8.25%
\$2,500,000	Building & 1.25 acre lot	7.10%



If you would like to discuss this further, please get in touch.

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