

**FOR SALE**

**COPELAND PARK, ALACHUA, FLORIDA  
INDUSTRIAL LOTS FOR SALE**



EXCLUSIVELY LISTED BY:

**AMBER CRAWFORD**, CCIM  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA, ARKANSAS

**PROPERTY USES:**

BIOSCIENCE  
LABORATORY  
INDUSTRIAL  
WAREHOUSE

**FRONTAGE:**

FRONTING C.R 2054  
(RACHEL BLVD) JUST OFF  
HEAVILY TRAVELED 441

**LOT SIZE:**

1.92 TO 4.85 +/- ACRES

**ZONING:**

ILW

**LOCATION**

IN THE BIOSCIENCE  
COMMUNITY  
  
NEAR GAINESVILLE,  
ALACHUA, & INTERSTATE 75

**ADJACENT TO:**

PROGRESS PARK  
FOUNDATION PARK

**HIGHLIGHTS**

WILL BUILD TO SUIT  
FLEXIBLE LOTS SIZES  
OWNER MAY FINANCE  
CITY SEWER AND WATER  
MASTER STORM WATER

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# SITE HIGHLIGHTS



Properties are in an excellent location within City of Alachua, located between Gainesville and Alachua. It is located in the bioscience community, including Progress Park and Foundation Park. Companies located in these parks include Ology, AGTC, Sid Martin Biotech, Intermed, Lacerta, Brammer Bio, along with many others. The Sites have sought after zoning and much infrastructure in place resulting in time and cost savings with many development possibilities and much flexibility!

Desirable area, neighboring Progress Park and Foundation park

01

Frontage on CR 2054 available, just off heavily traveled highway 441

02

Minutes from I-75

03

Minutes from downtown Alachua

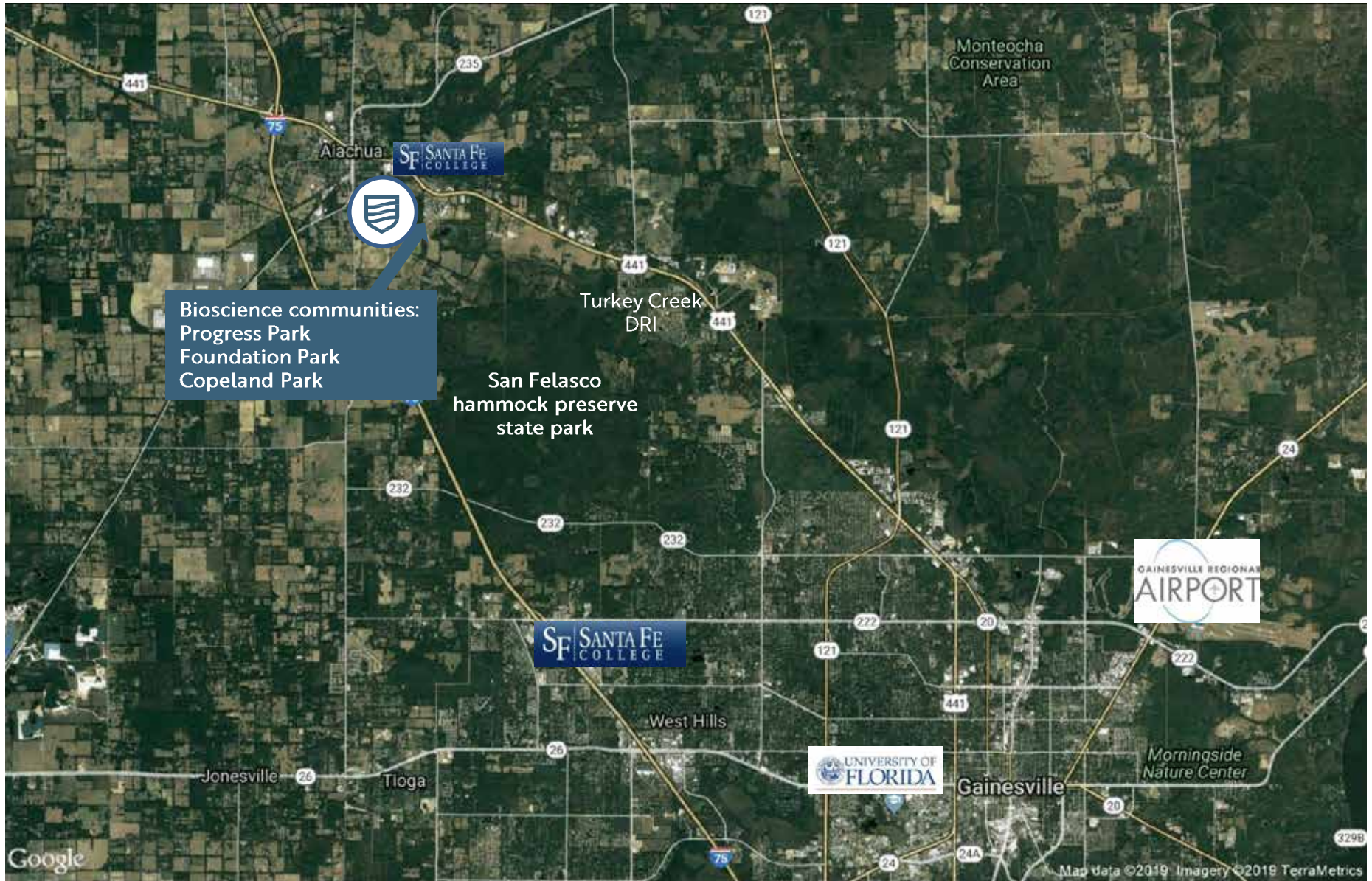
04

**INFRASTRUCTURE IN PLACE INCLUDING SHARED MASTER STORM WATER, RESULTING IN COST AND TIME SAVINGS**

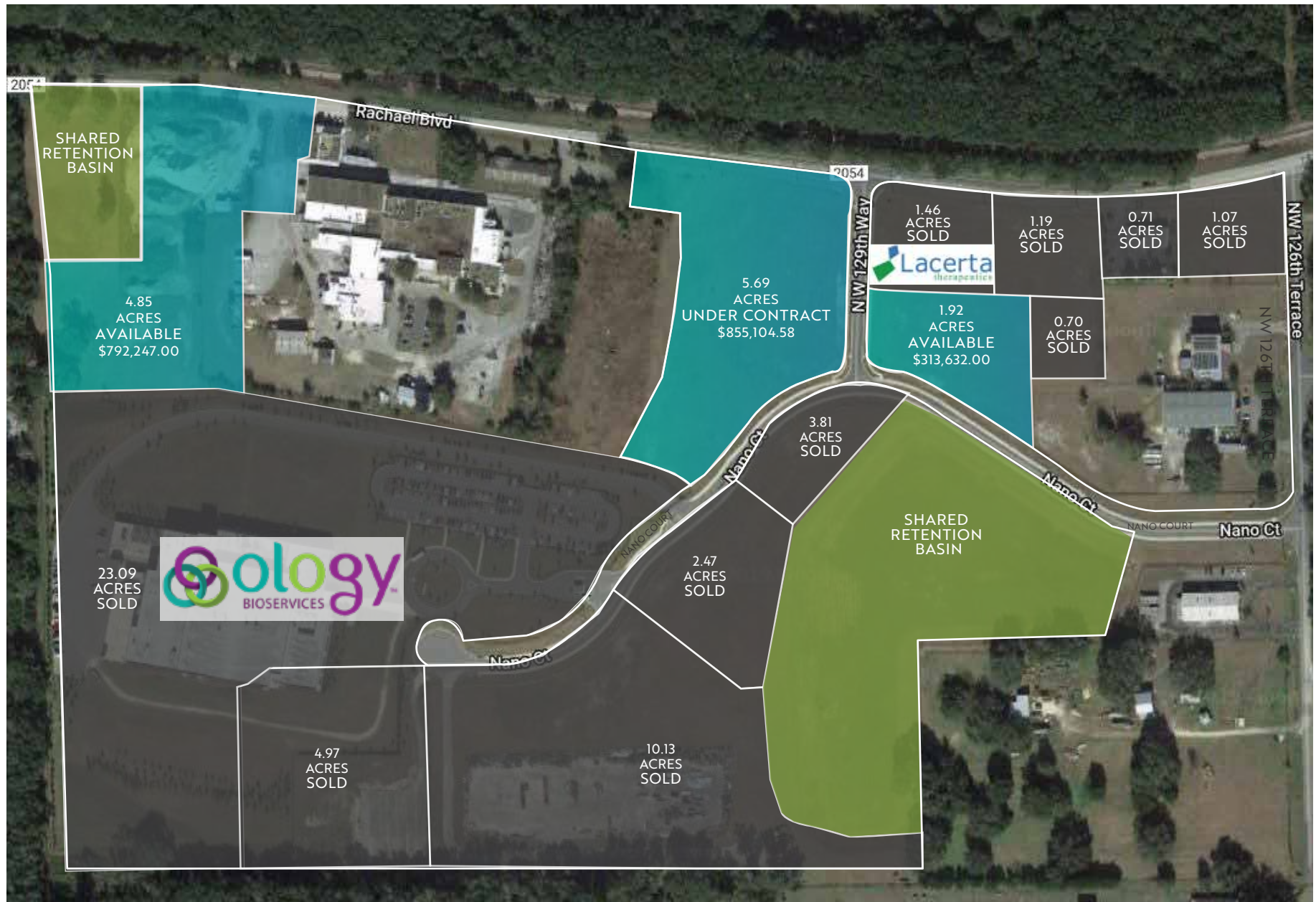
# AREA MAP



# AREA MAP



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ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. From their local needs to their long term investments. Every relationship receives a uniquely crafted formula for long-term success.



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GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.

## THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage, residential and commercial real estate on board. It's keeping our three divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

## AT OUR CORE

### COLLABORATIVE

By working together across our divisions, we find out-of-the box solutions and deliver exceptional value to our clients.

### GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

### EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

### RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

### MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

### PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

### FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

### INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

### FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

### CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =  
SOLVES PROBLEMS & EARNS BIG RESULTS  
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM