



Accelerating success.



For Sale/Lease

Pre-Construction Opportunity!
14000 Block Nano Court | Alachua, FL 32615

Colliers

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Property Description

Can a flex space/warehouse be beautiful? Yes, it can! The plan for this building is stunning both inside and out.

Located in Copeland Park in the Progress District of Alachua and conveniently located next to Progress Park, Florida's largest biotech cluster, this property is just one minute away from US Hwy 441 and easily accessible to I-75. This planned 11,985± SF facility is an ideally located flex space/warehouse that will be built to adapt to a wide range of businesses. From warehouse storage to a manufacturing space to potential lab space, this facility will have the features you desire.

The building will have an eave height of 25 feet, a large air conditioned 38'x12' front office area with a connecting 14'x12' private office and two ADA accessible bathrooms. The warehouse area will boast a recessed truck well, two 14' commercial overhead automated, insulated sectional doors, 200 Amp 3 phase power expandable to 1,200 Amp 3 phase power, and is completely insulated for future AC. The building exterior will have wall mounted lighting, will be nicely landscaped and with ample parking.

This is an opportunity for pre-construction purchase or lease, specified modifications can be accommodated for an additional cost. Delivery of the property is estimated at five months after a contract or lease is finalized (subject to supply chain interruption issues).

Asking Price:

\$2,349,900

Lease Rate:

\$13.99/SF NNN

Property Highlights

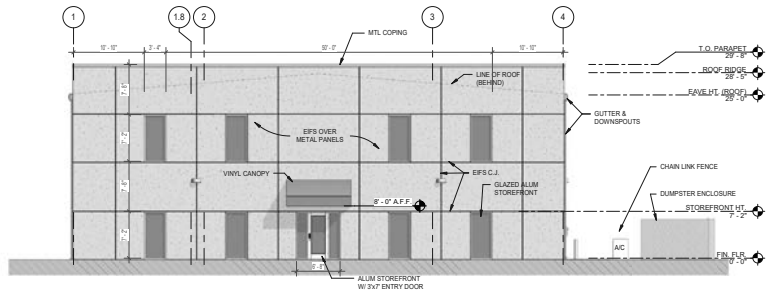
- New construction
- 25' eave height
- Two - 14' overhead automated, insulated sectional doors
- Recessed truck well
- 200 Amp 3 phase power, expandable to 1,200 Amp 3 phase power
- Completely insulated for future AC
- Front office with adjoining private office
- ADA restrooms
- 0.4 miles to US Hwy 441
- 2.9 miles to I-75
- Located in a strong industrial sector of the City of Alachua
- Ample parking (26 spaces, includes 2 handicapped spaces)

Area Demographics

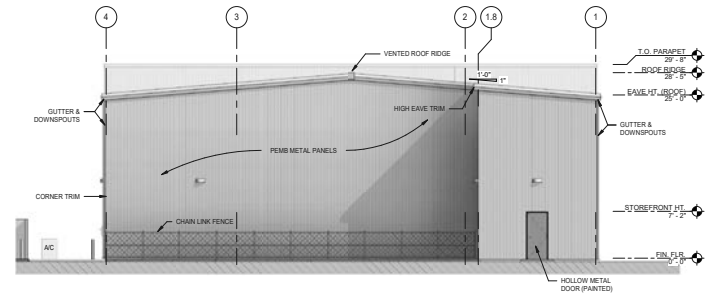


Source: ESRI Business Analyst | 5 mile radius

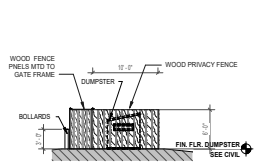
Building Elevations



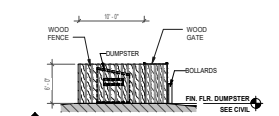
4 WEST ELEVATION
1/8" = 1'-0"



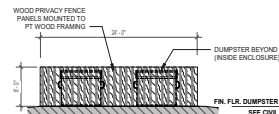
3 EAST ELEVATION
1/8" = 1'-0"



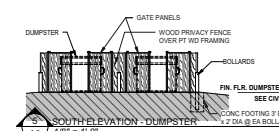
8 EAST ELEVATION - DUMPSTER
1/8" = 1'-0"



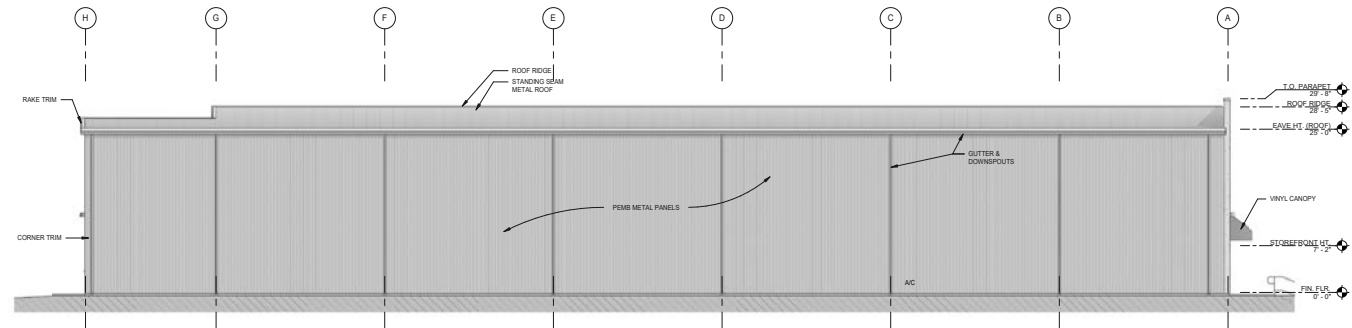
7 WEST ELEVATION - DUMPSTER
1/8" = 1'-0"



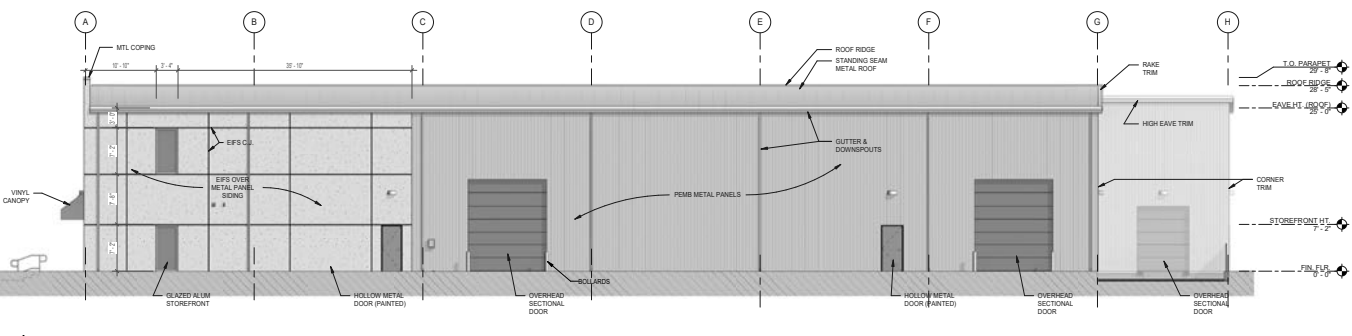
6 NORTH ELEVATION - DUMPSTER
1/8" = 1'-0"



5 SOUTH ELEVATION - DUMPSTER
1/8" = 1'-0"



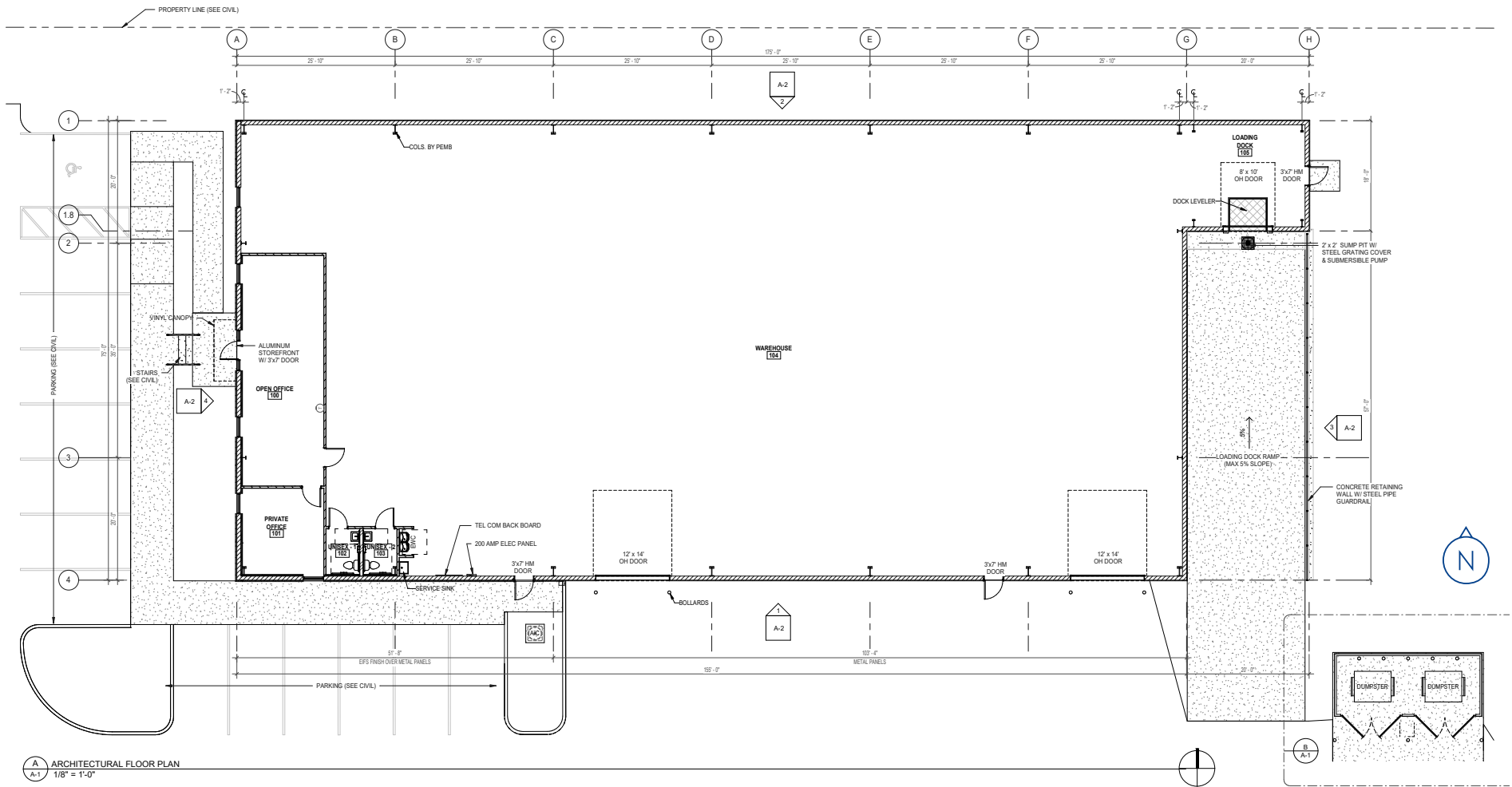
2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

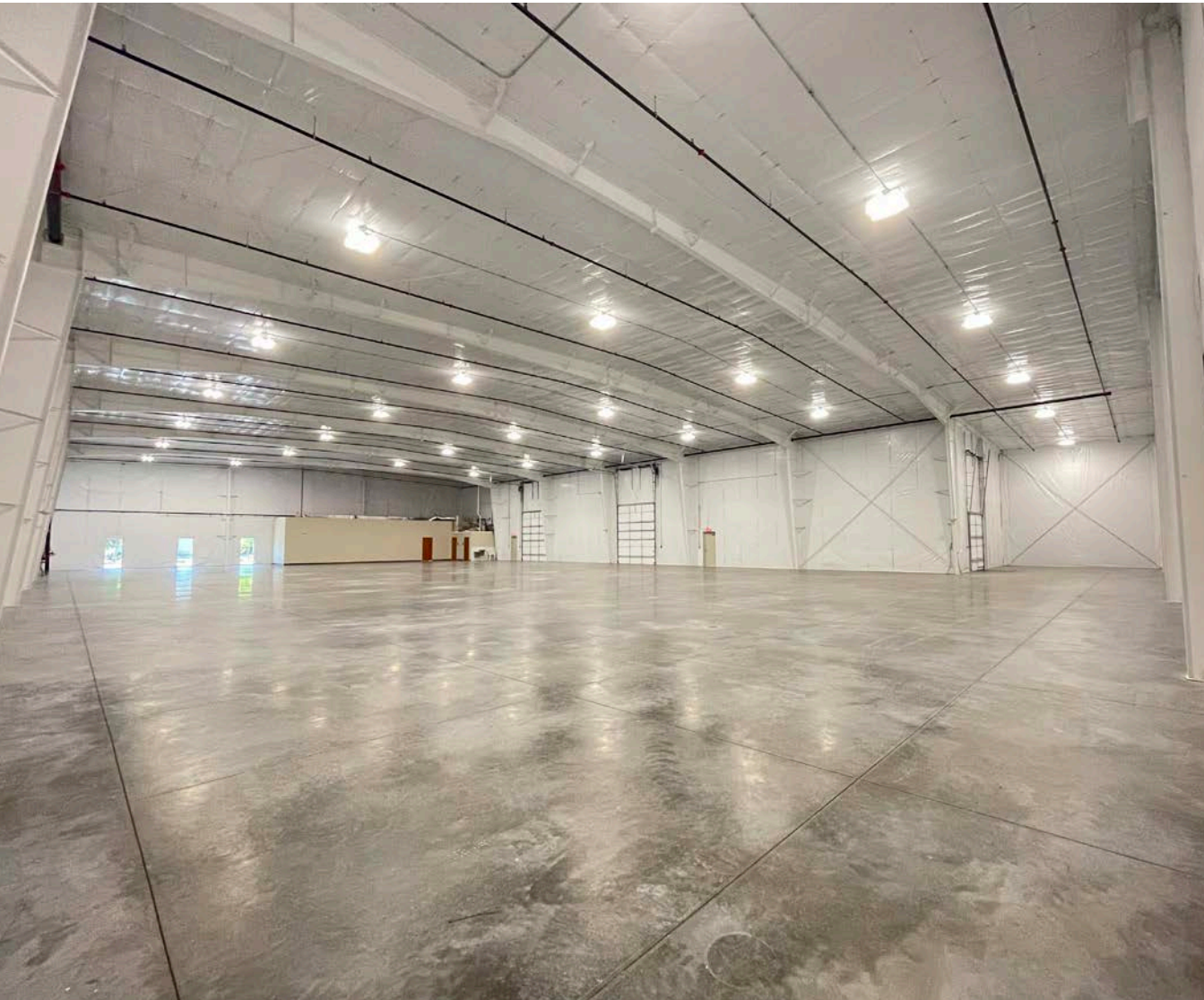
DESIGN PHASE: SITE SUBMITTAL

Floor Plan



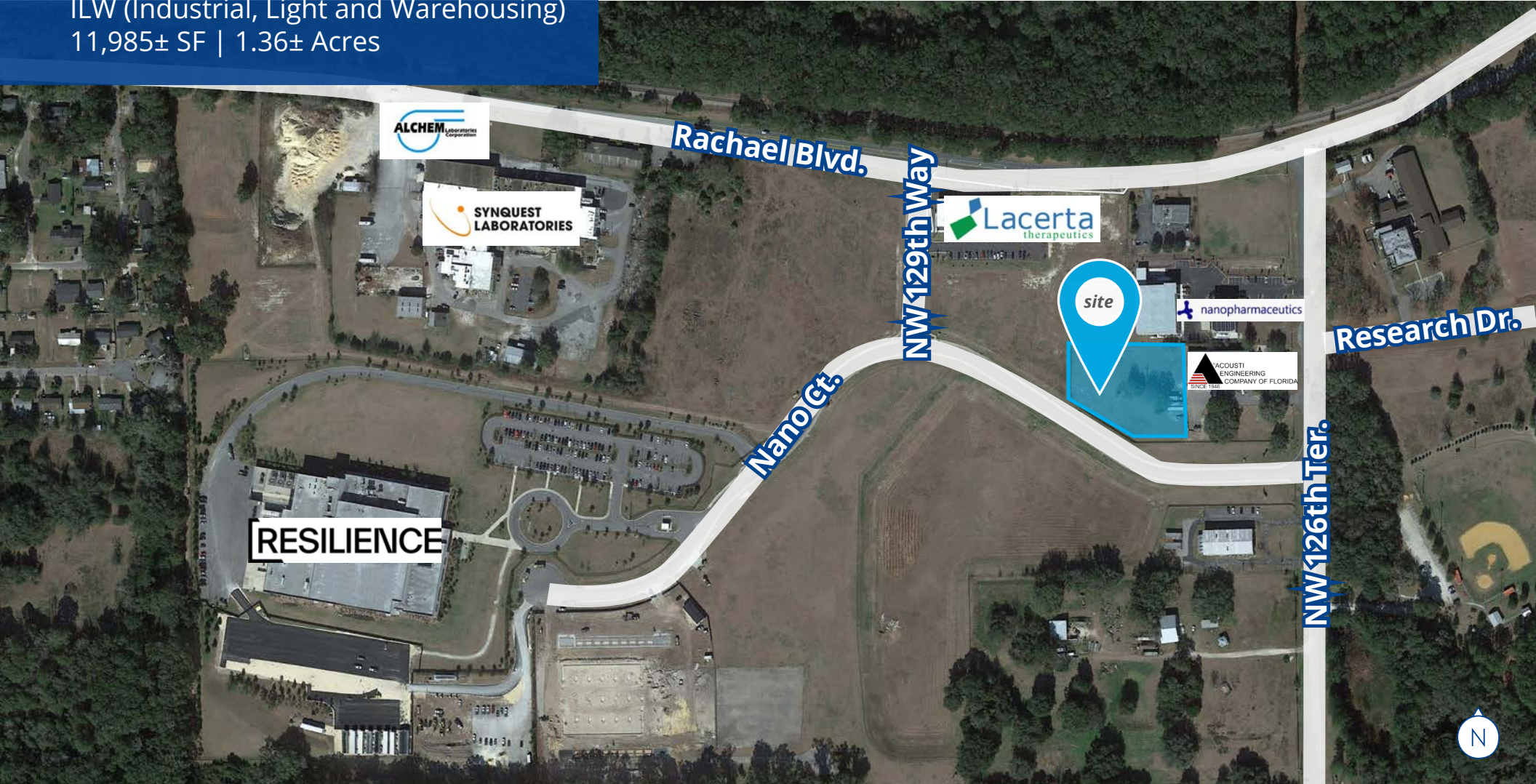
Property Gallery

**Pictures are representative of the new structure*



Copeland Park

Tax Parcel: 03927-005-001
ILW (Industrial, Light and Warehousing)
11,985± SF | 1.36± Acres

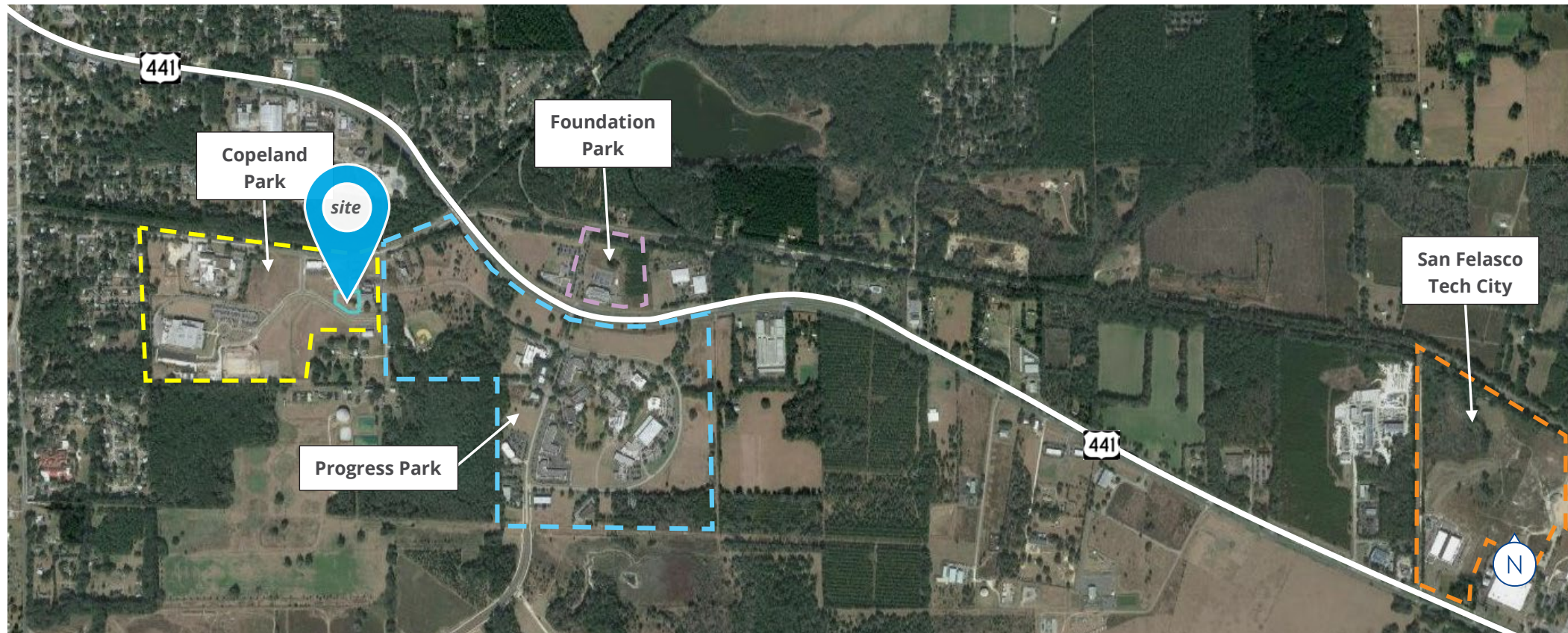


Copeland Park is designed for spaces in between incubator and commercial spaces. The project consists of a total master plan of approximately 355,000 square feet. The park's current companies are Lacerta Therapeutics, Resilience (formerly Ology Bioservices), Synquest Laboratories, Metalloy Industries, Amend Surgical and Acousti Engineering Company of Florida.

Progress District



Progress District | Existing Business Parks



Progress Park

Progress Park is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. This 205-acre private corporate park boasts 1,100 employees making it the largest cluster of biotech companies in the state of Florida.

Foundation Park

Foundation Park is a master-planned development with the potential of 180,000 square feet of specialized office and laboratory space. This park has implemented University of Florida Foundation's vision for a regionally integral life sciences business park.

San Felasco Tech City

San Felasco Tech City is an innovative 82-acre mixed-use development site serving start-ups, biomedical, research, labs, offices, retail, industrial and light manufacturing companies based on a "live, work, play" concept.

Progress District | Planned Developments



The Convergence

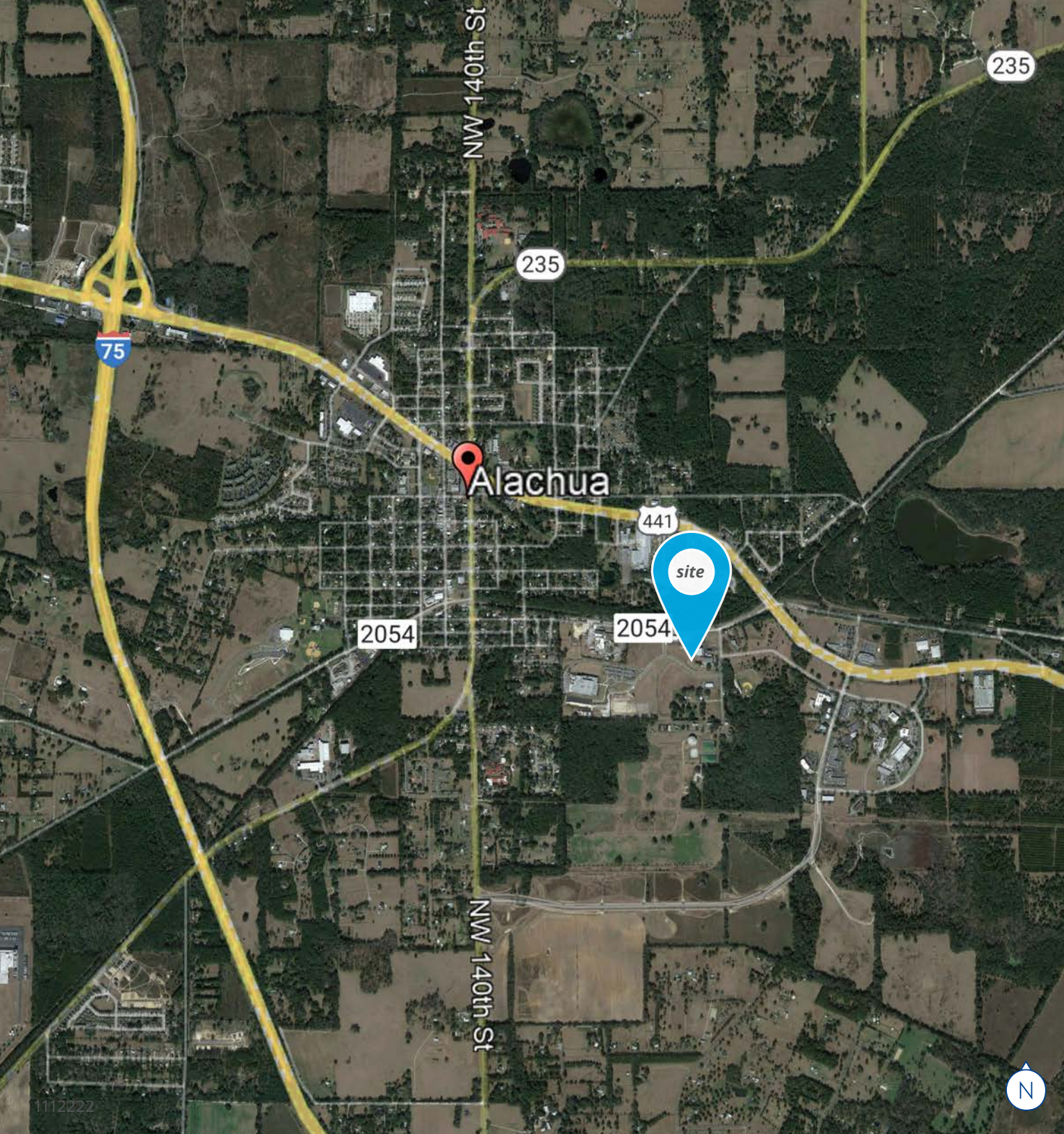
The Convergence is a mixed-use 550-acre development that will enable more community members who work in Alachua’s growing biotech and life science industries to live and enjoy recreational activities without the need for a long commute.

McCall Park

McCall Park will be a physical and cultural bridge that brings components of ecotourism through a luxury RV resort that allows tenants to camp next to San Felasco State Park while maintaining compatibility with research and equestrian centers.

Cellon Park

Cellon Park will have frontage on Highway 441, making it a prime location within the Progress District for traditional retail and residential, as well as R&D Manufacturing.



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