

AVAILABLE FOR LEASE

COPELAND LABS BUILDING 2

14193 NW 129th Way, Alachua, FL 32615

AGILITY
Commercial Real Estate

Developed & Managed By:

Concept Companies

(352) 333-2333

1449 SW 74th Dr., Suite 200,

Gainesville, FL 32607

ConceptCompanies.net

Property Overview

Copeland Labs Building 2, 14193 NW 129th Way, Alachua, FL 32615



PROPERTY OVERVIEW

New construction cGMP manufacturing facility for lease located in Florida's thriving life science cluster, The Progress District. Copeland Labs Building 2 offers 11,961 square feet of state-of-the-art cleanrooms, QC and BSL2 labs, administrative and office space, shipping/receiving, and warehouse.

PROPERTY HIGHLIGHTS

- Manufacturing cleanrooms are Grade C, ISO 7/8
- O₂, N₂, and Compressed Air in wall utility panels
- Cascading pressurizations through adjacent Grade D and CNC
- 2 -8C Cold Storage areas
- Building is supported with backup power to critical equipment

OFFERING SUMMARY

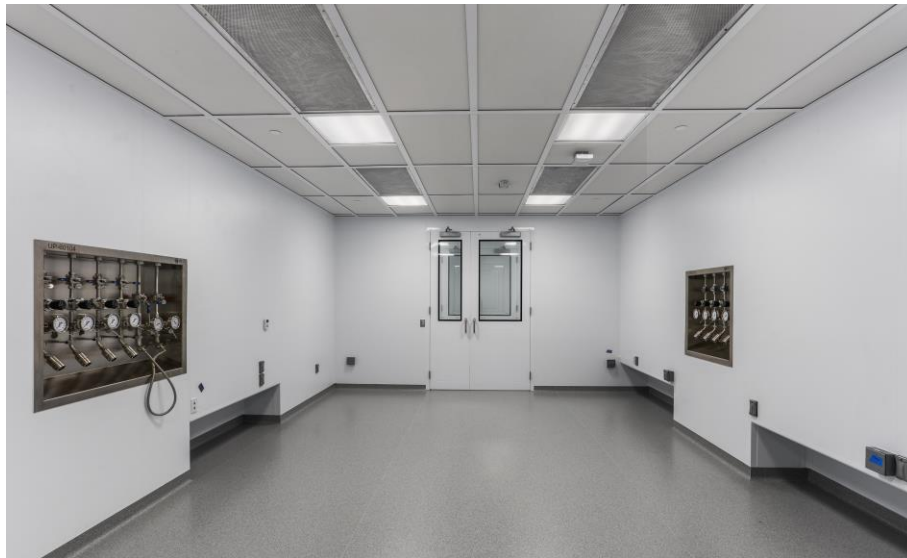
Building size	11,961 SF
Available SF	11,961 SF
Lot size	1.19 Acres
Service Type	NNN
Year built	2023
Zoning	Industrial
Market	Gainesville, FL MSA
Submarket	Progress District, Alachua, FL
A development of	Concept Companies, Inc.

Highlights



LOCATION INFORMATION

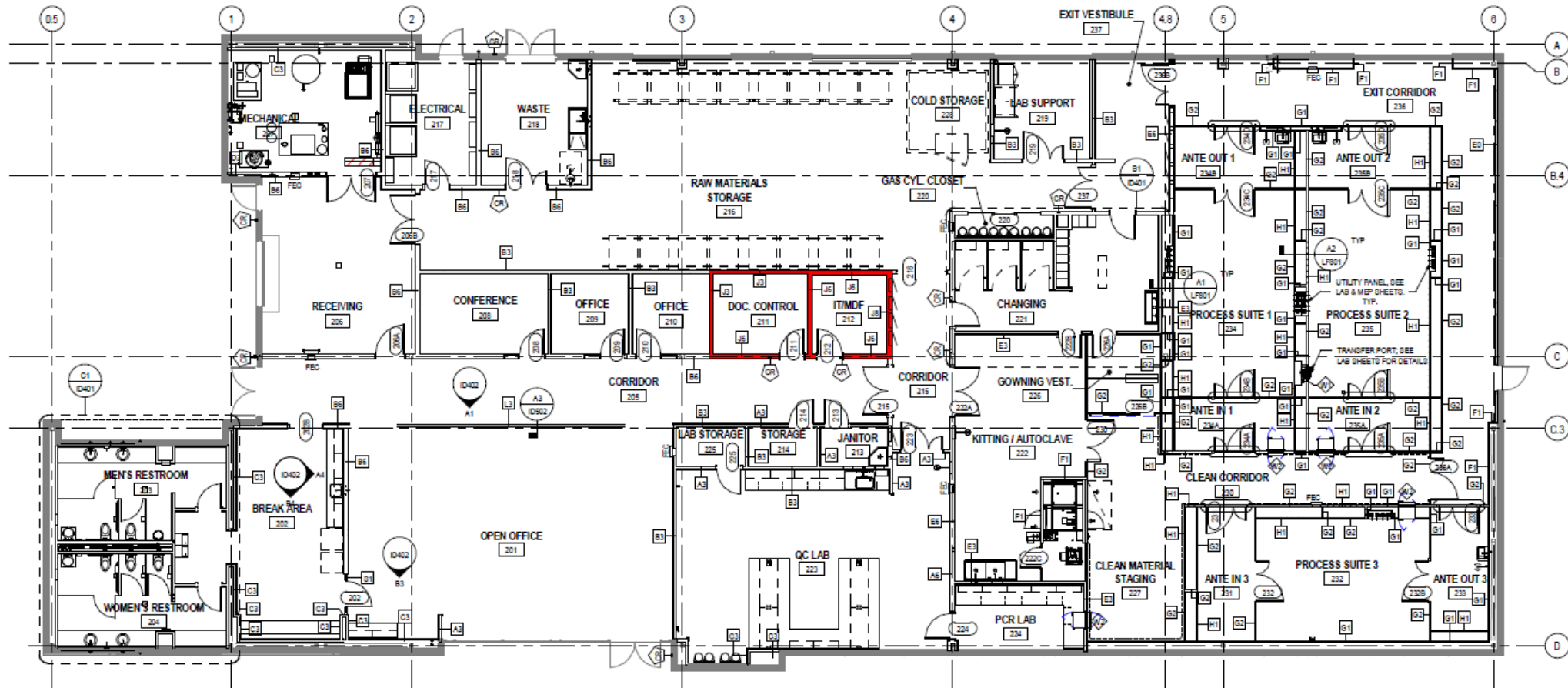
Building name	Copeland Labs Building 2
Street address	14193 NW 129 th Way
City, State, Zip	Alachua, Florida 32607
County	Alachua
Market	Gainesville MSA
Sub-market	Progress District
Cross-streets	Rachel Blvd & NW 129 th Way



BUILDING INFORMATION

Building class	A
Tenancy	Single
Number of floors	1
Gross leasable area	11,961 SF
Ceiling Height	9 – 10 ft
Column Spacing	33 ft
Shipping/Receiving	Dock level entry
Free standing	Yes
Parking	34 Spaces
Power	800a/ 3p with 300k generator

Floorplan



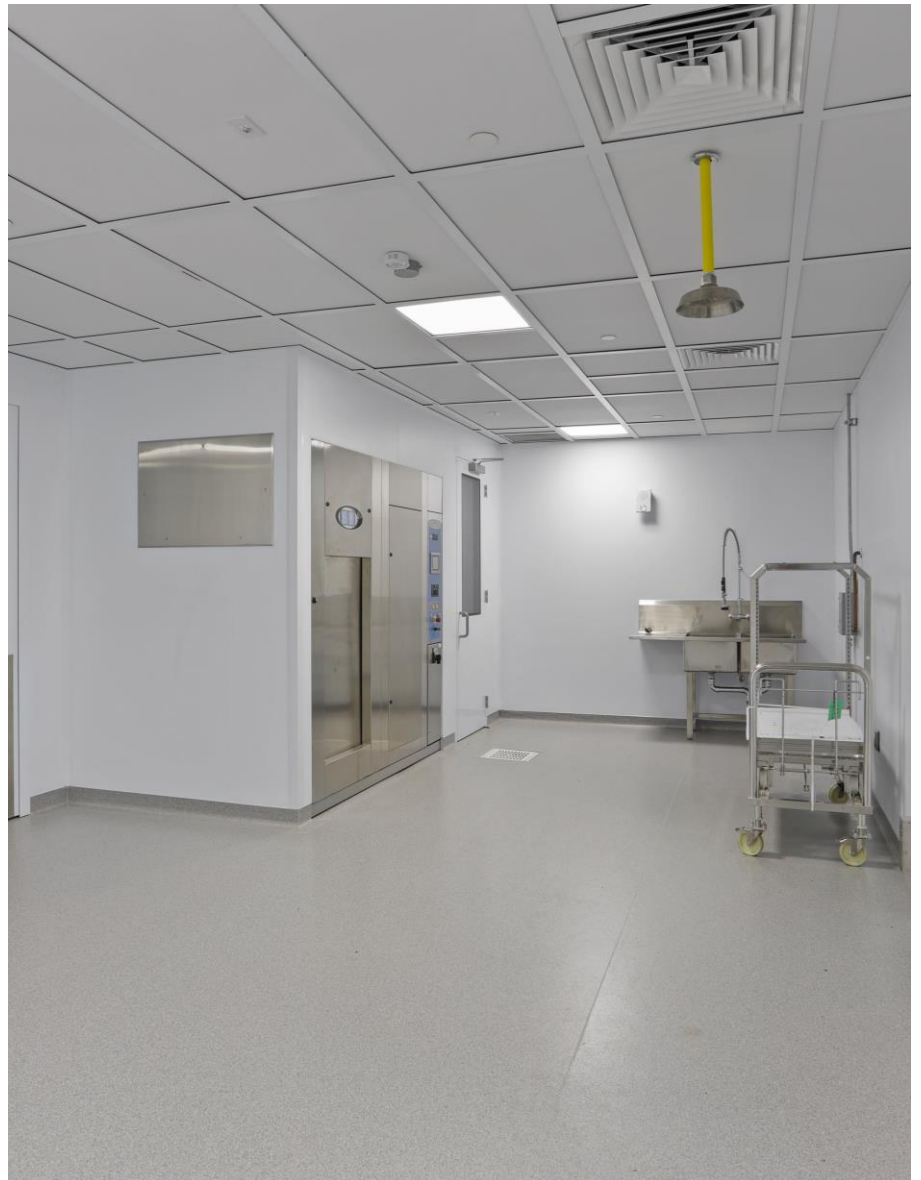
OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"

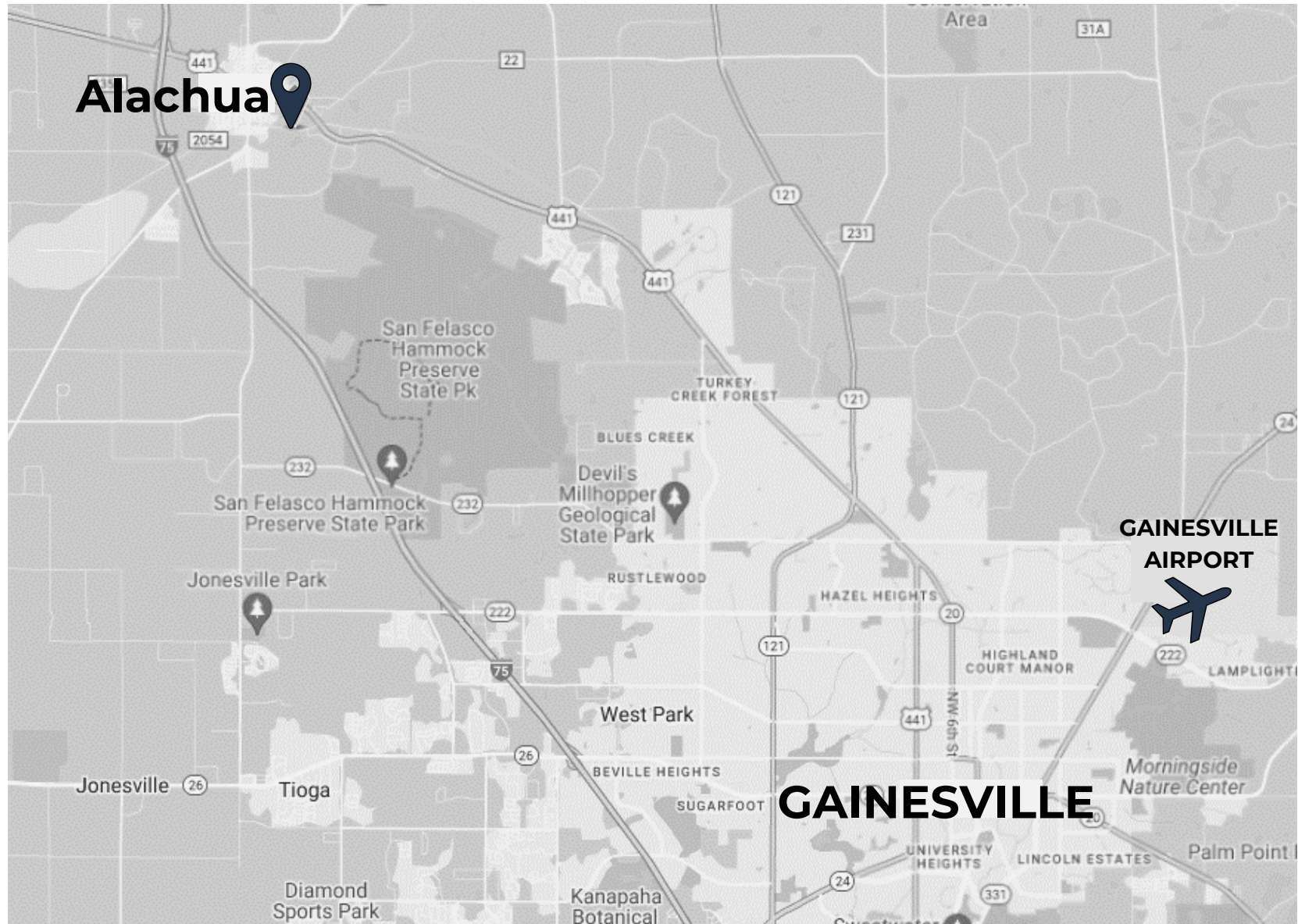
Photos



Photos



Regional Map



Location Map



Aerial Map



Progress District



Progress DISTRICT

The Progress District is a rapidly growing industrial science + technology park located in Alachua. Progress supports the region's life sciences industry with ample space for large-scale manufacturing and laboratory facilities.



ROOM FOR GROWTH

- The district is made up of 6 different zones with 600+ total developable acres including pad-ready sites
- 1,000 Homes
- 3 Million SF Commercial & Industrial



OPTIMAL LOCATION

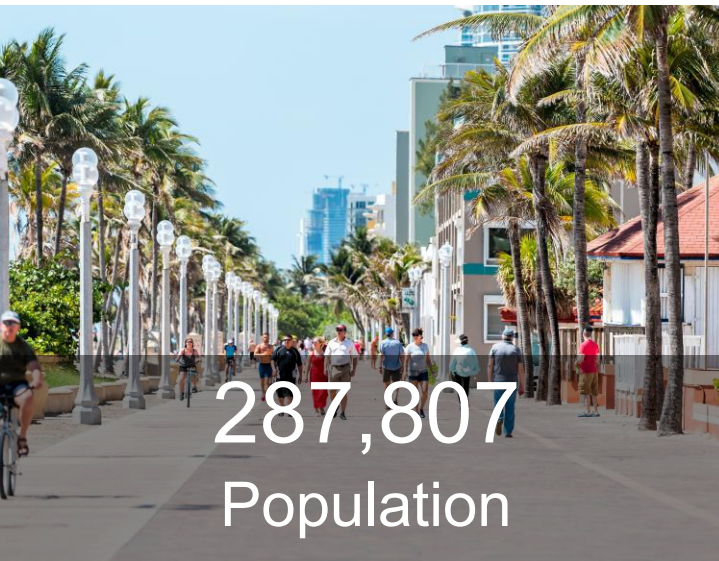
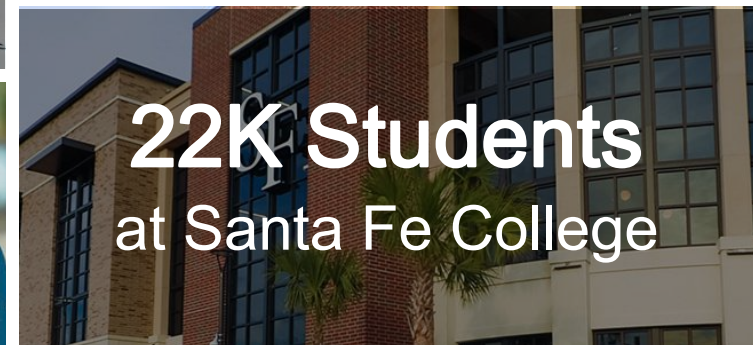
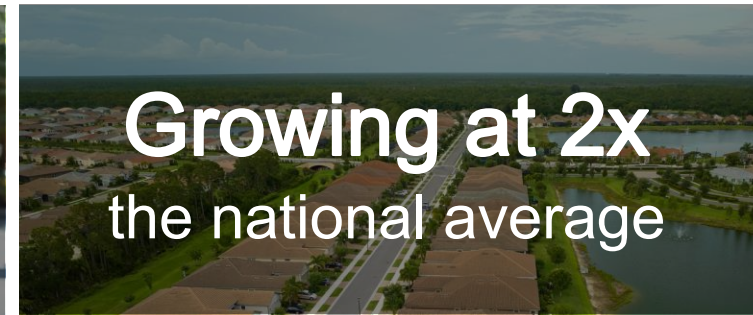
- located in proximity to rail services
- 5 miles from I-75
- 45 miles from the coast-to-coast I-10
- 25 minutes from the regional airport
- 90 minutes from the international airport with cargo and air freight services



TALENTED WORKFORCE

Progress District is a short 15-minute drive from The #1 ranked University of Florida known for its outstanding biotech degrees and is home to the Santa Fe College Perry Center for Emerging Technologies focused on developing a highly trained workforce.

Alachua County



Alachua Demographics



POPULATION

10 MILES

2023 Population	111,110
2028 Projection	115,485
Annual Growth	0.8%
Median Age	37.9

HOUSEHOLDS & INCOME

2023 Households	46,455
2028 Projection	48,271
Average Income	\$103,040
Median Income	\$83,234

EMPLOYMENT

Businesses	6,397
Employees	48,678

Florida Life Science Ecosystem

Florida is one of the fastest-growing bioscience regions in the world. With a strong base of biotechnology, medical devices, and pharmaceutical companies, world-class research universities, and some of the leading non-profit research institutes in the world, Florida has built a resource base to be a top bioscience destination.

Life Sciences in Florida: Fast Facts

**Data from SelectFlorida*

#2

For Medical Device
Manufacturing

#2

Largest Pharmaceuticals &
Medicine Manufacturing
Industry

#4

For Biotech R&D
Facilities

#4

For high-tech employment
and world-class
educational institutions

2,300+

Life Science
Establishments

\$1.4B

Annual Life Sciences R&D
Spending by Florida Universities

104

Life Sciences Companies in
North Florida alone

\$1.8B+

in NIH Funding in
2023

37,000

Floridians work in biotechnology, pharmaceutical
manufacturing, and medical device manufacturing.

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