

# IOS Site for Sale or Lease

**Size:** 3.44± AC

**Price:** \$515,000

**Lease Rate:** Negotiable

13000 Block Rachael Blvd.  
Alachua, FL 32615







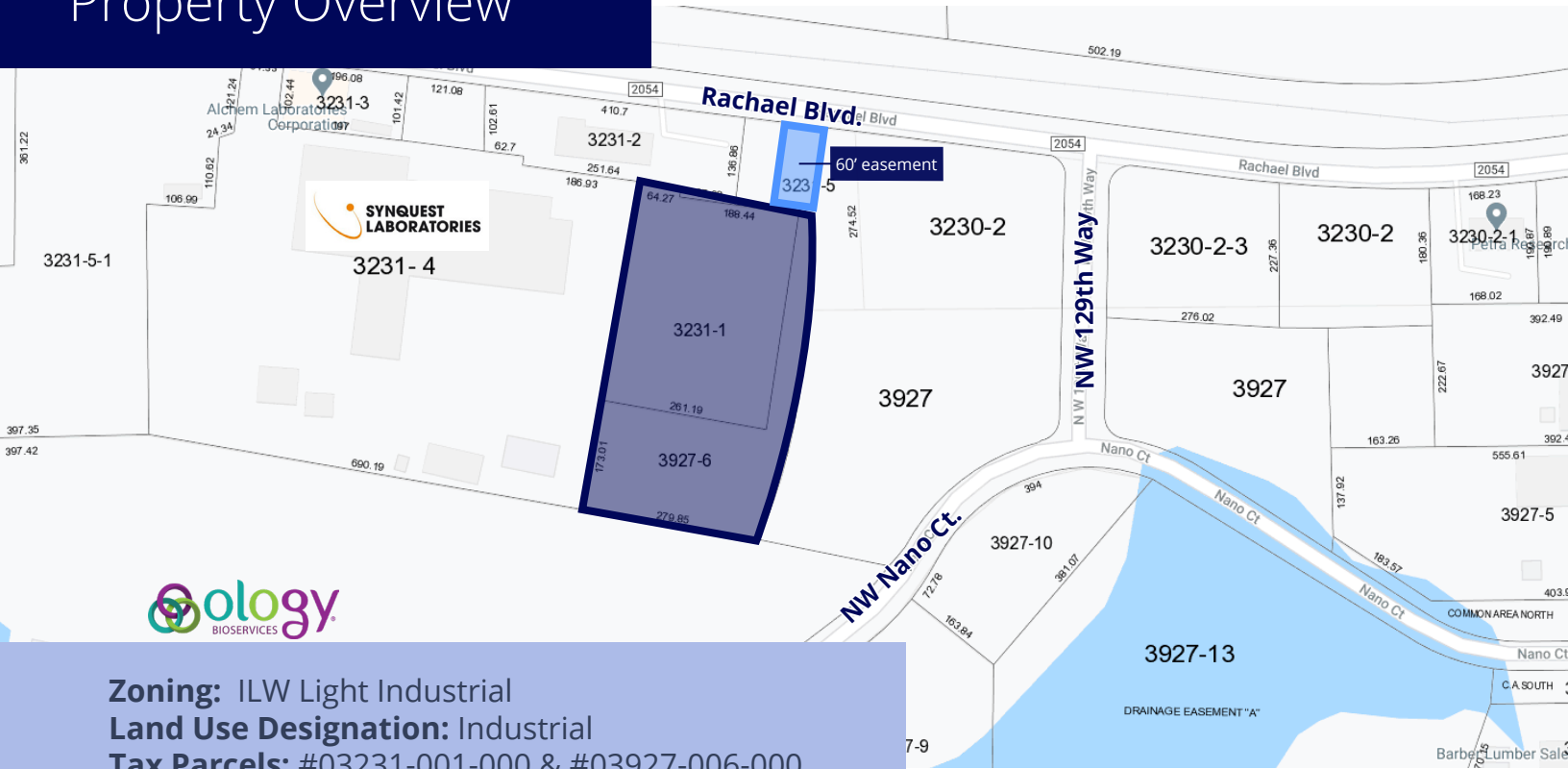
## Property Overview

*3.44-acre IOS site for sale or lease located within Copeland Park with access from Rachael Blvd. in Alachua via 60' wide easement. This parcel is zoned as Light Industrial and is suitable for numerous uses including laboratory, technology, manufacturing and similar uses.*

### Highlights

- Build-to-suit opportunity
- Located within a successful ecosystem of technology and bioscience uses being in Copeland Park and adjacent to Progress Park
- Central utilities with capacity available to the site
- The vacant property is 100% usable with no environmental restrictions
- High and dry
- No deed restrictions

# Property Overview



Source: ESRI Business Analyst

## Alachua Demographics



2025 Estimated Household Income

**\$104,484**



2030 Projected Household Income

**\$120,530**



2025 Estimated Population

**14,032**



2030 Projected Population

**15,396**

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