



Waldo/Starke/I-10

FOR SALE OR LEASE
Ironwood Industrial
8.0 - 137.0± Entitled Acres for Sale or Lease
Gainesville, FL

SELLER FINANCING
AVAILABLE

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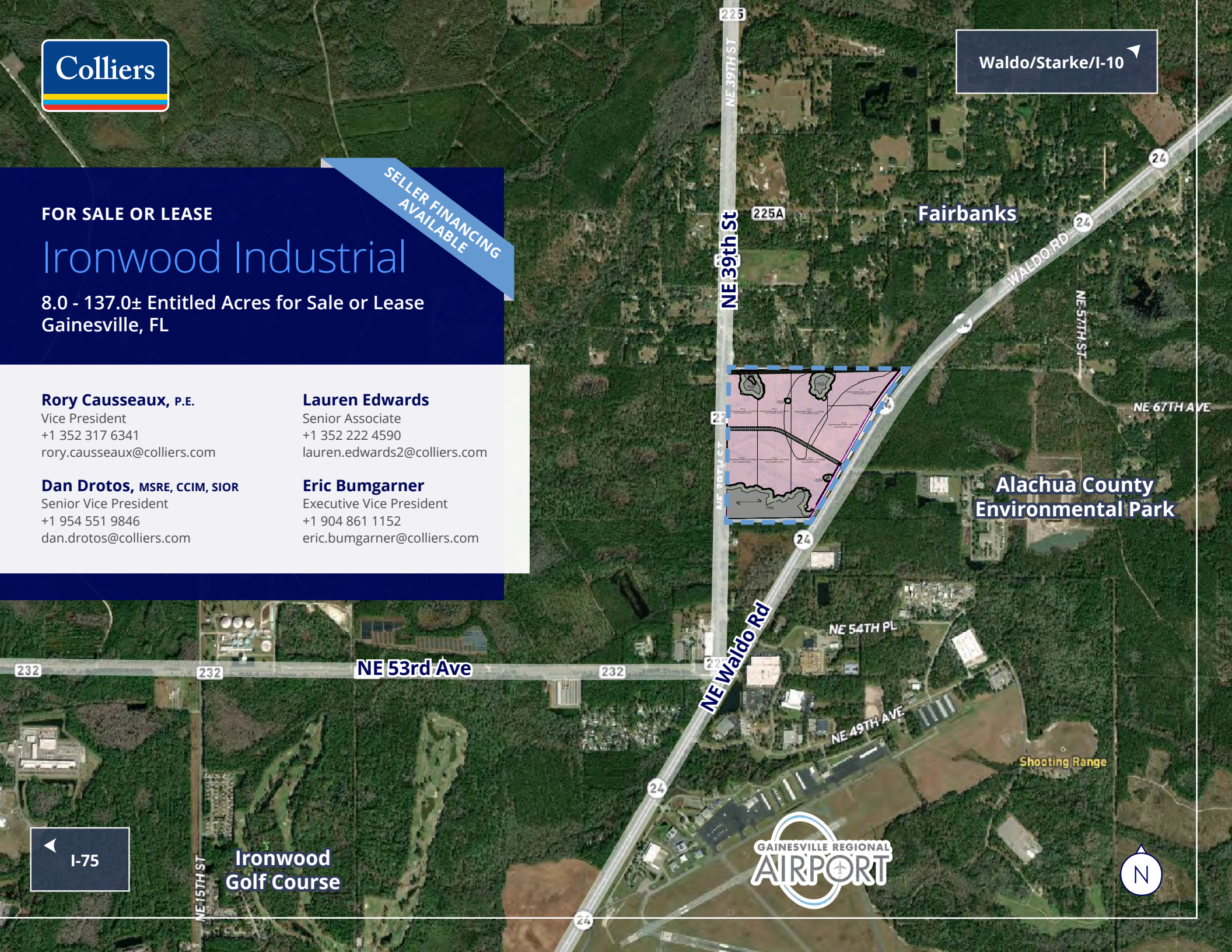
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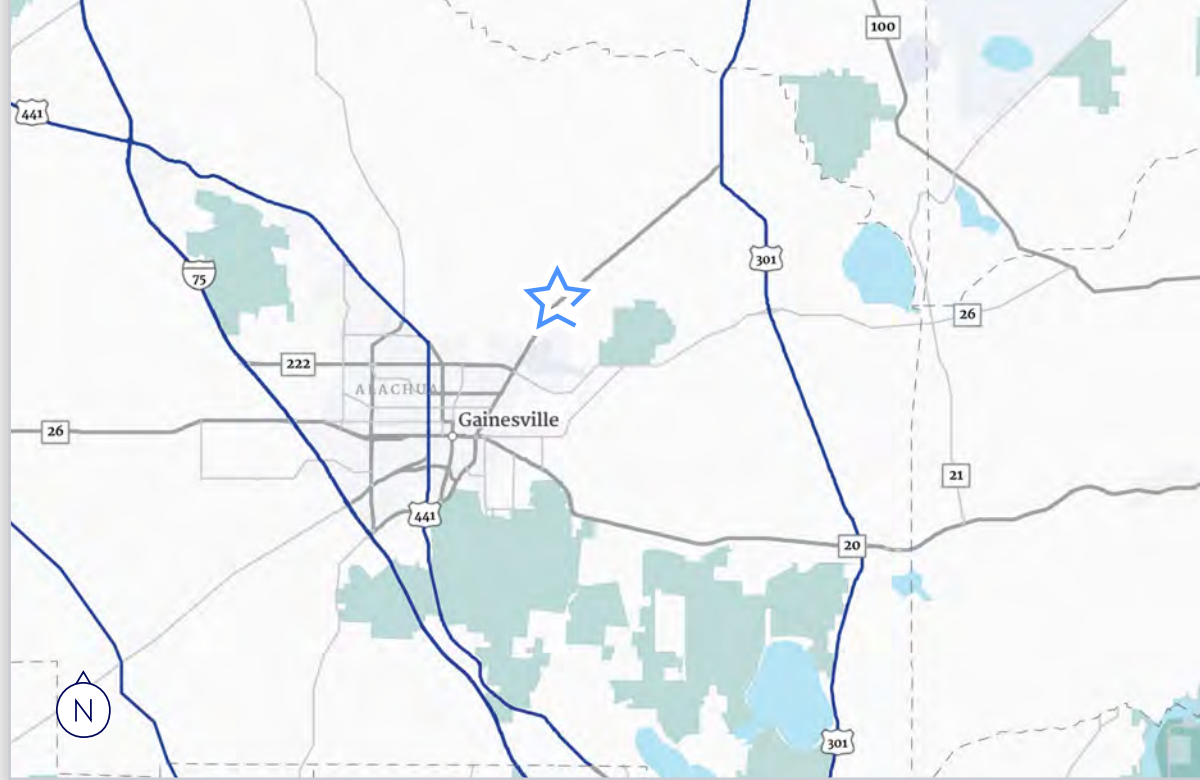
I-75

Ironwood
Golf Course



The Opportunity

The 137-acre site, also known as Ironwood Industrial Park, consists of two contiguous tax parcels, 46.72± acres and 90.76± acres is a fully entitled tract of land planned for over 1,400,000 square feet of Class A warehouse, distribution, manufacturing, processing and logistics space. The master planned industrial park is located in Alachua County directly outside the city limits of Gainesville, FL on State Road 24. Water, sewer, electric and natural gas are all readily available and can be accessed from Waldo Rd and/or CR-225. Due diligence is complete, providing significant cost savings for large or small industrial users and/or developers.



Highlights

- 107 “net” developable acres
- Seller financing available
- Multiple lot sizes accommodate a wide array of potential uses
- Seller has flexibility to increase or decrease the lot size on a case-by-case basis
- Ownership will consider joint ventures
- Build-to-suit available
- Enhanced by support of the State of Florida tax & training incentives.
- Property lies within Foreign Trade Zone No. 64

Pricing & Available Options

Lot #	Gross Acres	Net Acres	Price per Net Acre	Sale Price
1	13.4	13	\$80,000	\$1,040,000
2	14.4	14	*	*
3	12.2	12	\$75,000	\$900,000
4	13.8	8	\$75,000	\$600,000
5	13.7	12	*	*
6	19.1	13	*	*
7	15.6	13	\$80,000	\$1,040,000
8	14	14	\$80,000	\$1,120,000
6505 N CR-225	90.76	65	\$70,000	\$4,550,000
6310 NE Waldo Rd	46.72	42	\$75,000	\$3,150,000
Entire Site	137.48	107	\$68,000	\$7,276,000

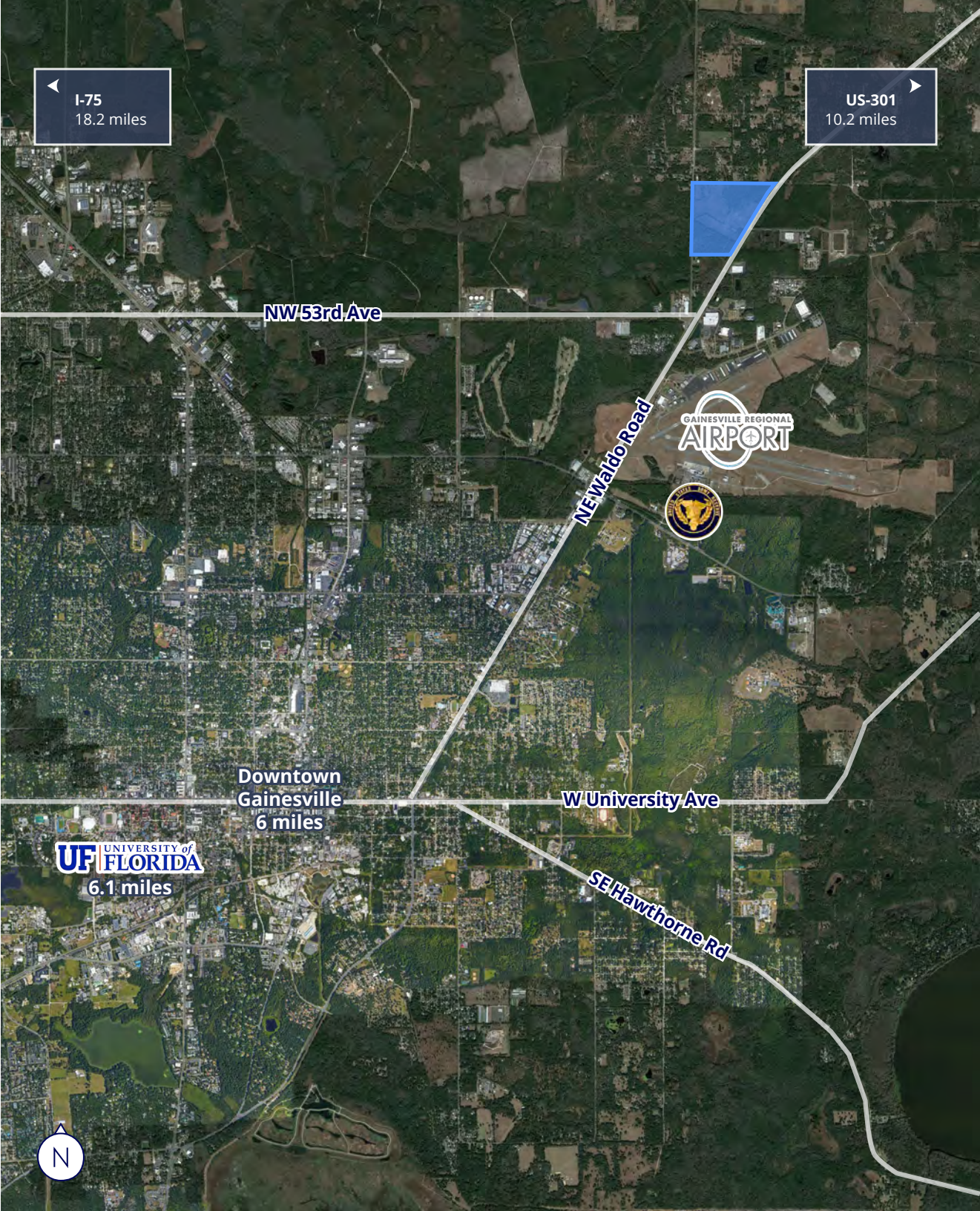
**Negotiable based on infrastructure needs*



Location Overview

This industrial park offers multiple points of ingress & egress along Waldo Rd (State Road 24) to the east and access from CR-225 to the west. Convenient highway connections to major highways and interstates make airports and shipping ports easily accessible.

1.75 miles	Gainesville Regional Airport
4.5 miles	Hwy 441
11.5 miles	I-75
7.75 miles	Hwy 301
4.65 miles	Hwy 20



Parcel Information



PARCEL 1

Address 6310 NE Waldo Rd
Gainesville, FL 32609

Parcel ID 07872-004-000

Parcel Size 46.72± AC

Zoning MP | Manufacturing & Processing

Land Use Heavy Industrial

PARCEL 2

Address 6505 N CR-225
Gainesville, FL 32609

Parcel ID 07872-014-000

Parcel Size 90.76± AC

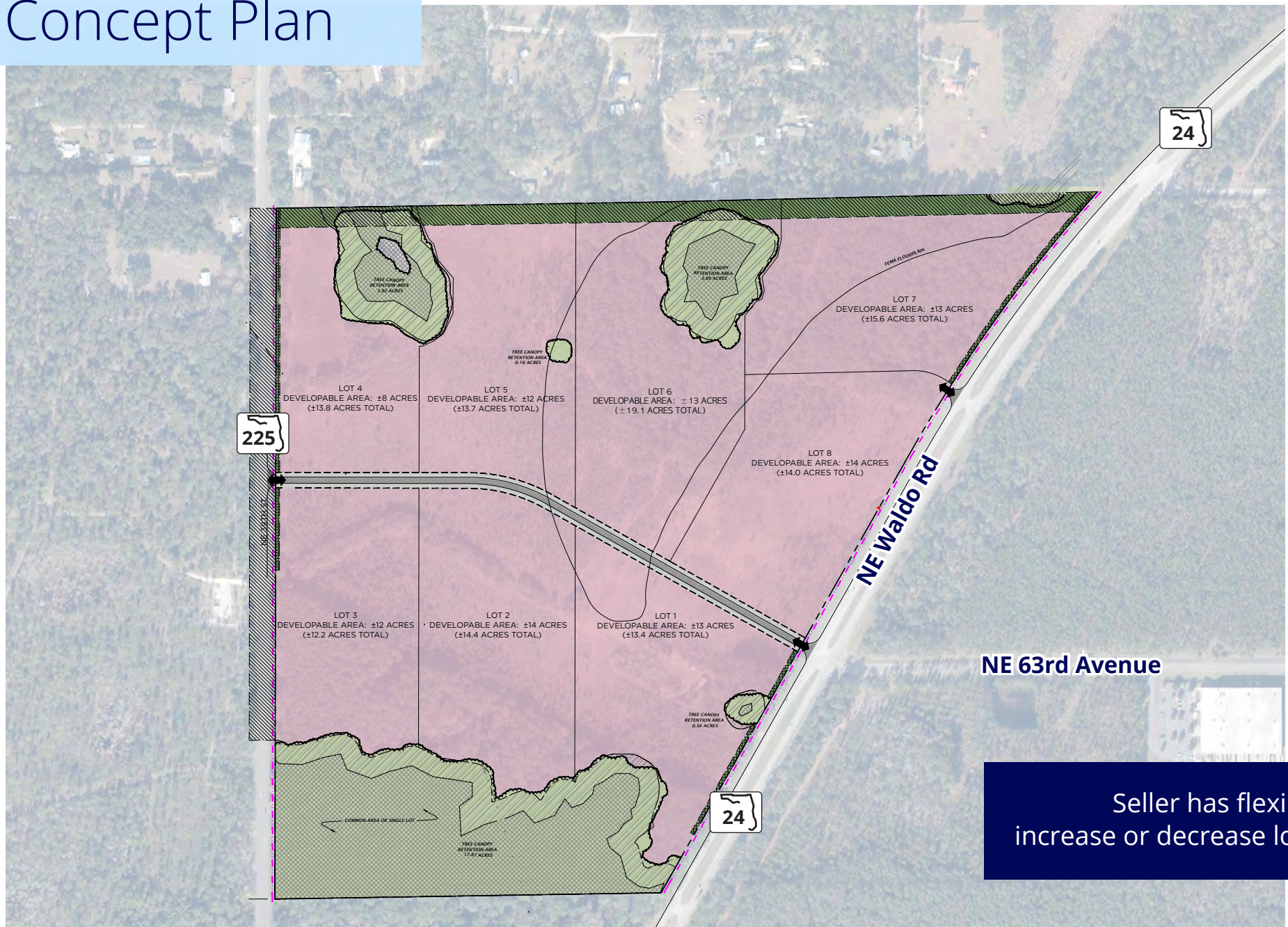
Zoning MP | Manufacturing & Processing

Land Use Heavy Industrial

Overview of Completed Entitlements

- Phase-I & II ESA, no issues
- Endangered species survey
- Environmental Resource Assessment
- ERP Formal wetland determination with SJRWMD complete (Permit # 205677-1)
- Boundary, ALTA, Wetland, Tree & Topographic Survey
- Tree canopy preservation study
- Soils map
- Estimation of necessary stormwater management
- Traffic study
- Pre-application meeting with Gainesville Regional Utilities (GRU)
- Conceptual plan
- Preliminary Development Plan application (DR24-000055) submitted to Alachua County and under review
- 1.4M/SF of industrial development rights
- Zoning designation defined with details on types of acceptable uses related to industrial, warehousing, office, R&D, data centers, etc.
- Transportation access to the site has been defined including distance to interstate highway
- Ownership is defined, a clear title is documented, and any liens identified

Concept Plan



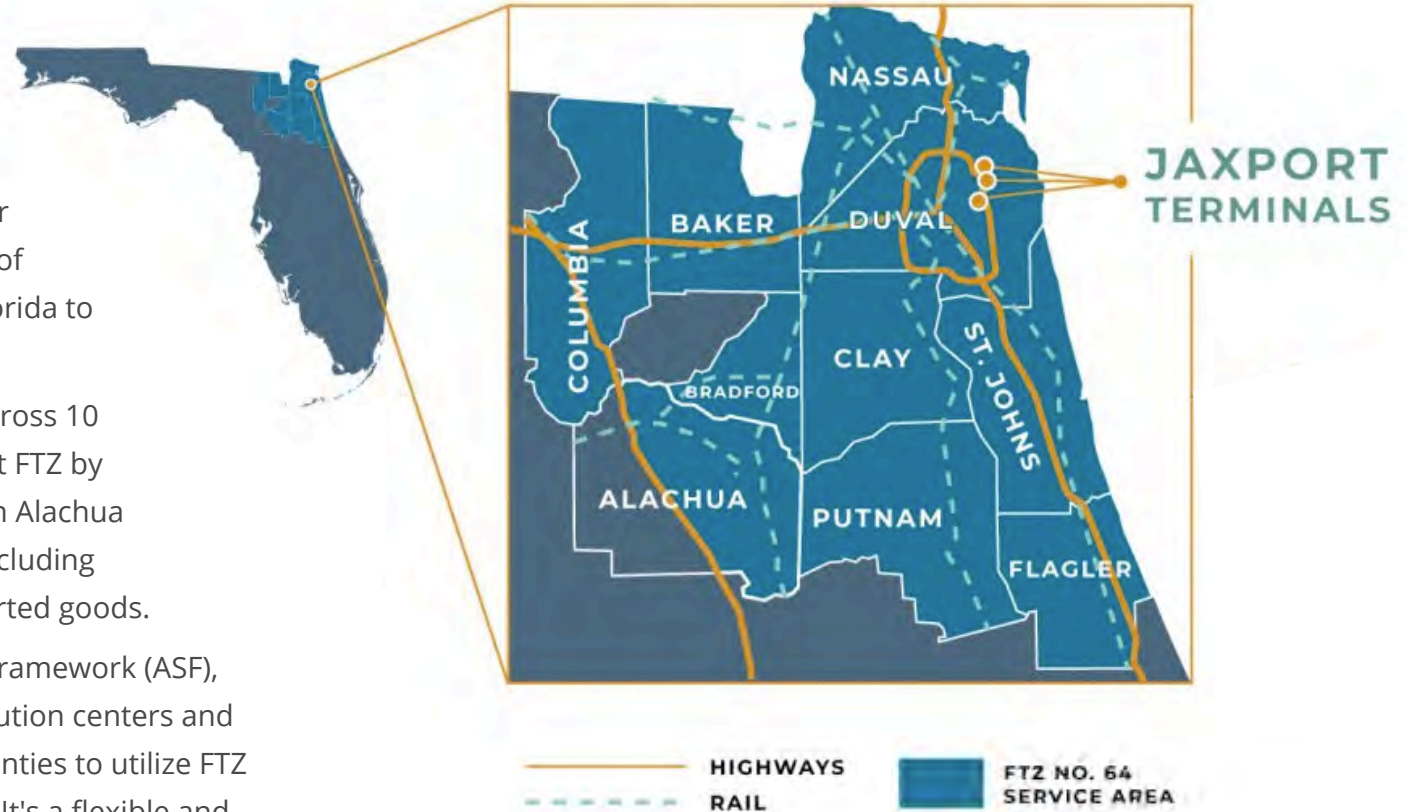
Seller has flexibility to increase or decrease lot sizes.

Foreign Trade Zone

This property is now located in the **Foreign Trade Zone (FTZ) No. 64**. Eastern Alachua County and has joined Northeast Florida's FTZ No. 64, offering cost-saving options for importers. This expansion marks one of the final eligible areas in Northeast Florida to be added to the zone.

Covering more than 5,000 sq. miles across 10 counties, FTZ No. 64 is Florida's largest FTZ by area. Businesses located east of I-75 in Alachua County can now enjoy FTZ benefits, including reduced U.S. Customs duties on imported goods.

Operating under the Alternative Site Framework (ASF), FTZ No. 64 allows warehouses, distribution centers and manufacturers within the covered counties to utilize FTZ benefits within their existing facilities. It's a flexible and efficient solution for businesses.



Source: jaxport.com, 2023

Download FTZ
No. 64 Fact Sheet

Download FTZ
No. 64 Zone Schedule



Market Overview

Alachua County

Household & population characteristics



\$63,104

Median household income



\$331,052

Median home value



52.7%

Owner occupied housing units



32.8

Median age



51.1%

Female population



39.5%

% Married (age 15 or older)

Annual lifestyle spending



\$2,432

Travel



\$22

Tickets to Movies



\$62

Theatre/Operas/Concerts



\$69

Admission to Sports Events



\$9

Online Gaming Services

Households & population



290,172

Current total population



297,973

5 Year total population



117,374

Current total households



121,342

5 year total households

Education

5%

No high school diploma



19%

High school graduate



25%

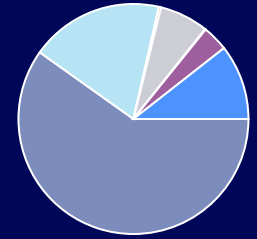
Some college



50%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



11,501

Total businesses



163,756

Total employees

Employment



73%

White collar



12%

Blue collar



16%

Services

4.1%

Unemployment rate

Annual household spending



\$2,045

Apparel & Services



\$242

Computers & Hardware



\$3,353

Eating Out



\$6,122

Groceries



\$6,240

Health Care



Market Overview

Gainesville city

Household & population characteristics



\$42,769

Median household income



\$274,096

Median home value



35.9%

Owner occupied housing units



26.9

Median age



51.0%

Female population



25.8%

% Married (age 15 or older)

Annual lifestyle spending



\$1,816

Travel



\$18

Tickets to Movies



\$47

Theatre/Operas/Concerts



\$53

Admission to Sports Events



\$8

Online Gaming Services

Households & population



145,171

Current total population



145,334

5 Year total population



58,992

Current total households



59,626

5 year total households

Education



No high school diploma



17%

High school graduate



24%

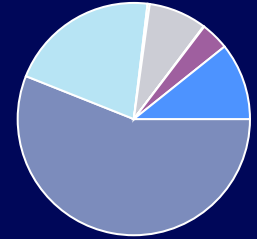
Some college



54%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



7,000

Total businesses



122,922

Total employees

Employment



72%

White collar



11%

Blue collar



18%

Services



Unemployment rate

Annual household spending



\$1,632

Apparel & Services



\$201

Computers & Hardware



\$2,641

Eating Out



\$4,761

Groceries



\$4,576

Health Care



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