NW 101ST DRIVE

Upland Industrial Park - Alachua

4.62± total acres vacant and entitled land. Land Use/Zoning designations: Industrial/Light and Warehousing Industrial (ILW). Physical characteristics: high and dry upland area, no flood plain, no wetlands, with moderate slopes.

Total site	Lot 2	Lot 3
4.62± AC	2.3± AC	2.32± AC
$539,000	**$287,500**	**$290,000**

Build-to-suit
up to 26,682± SF
$12/SF gross

DAN DROTOS
Senior Director, SIOR, MSRE, CCIM
+1 954 551 9846
dan.drotos@colliers.com

RORY CAUSSEAUX
Associate Director, P.E.
+1 352 317 6341
rory.causseaux@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
3620 NW 43rd Street, Unit B
Gainesville, FL 32606

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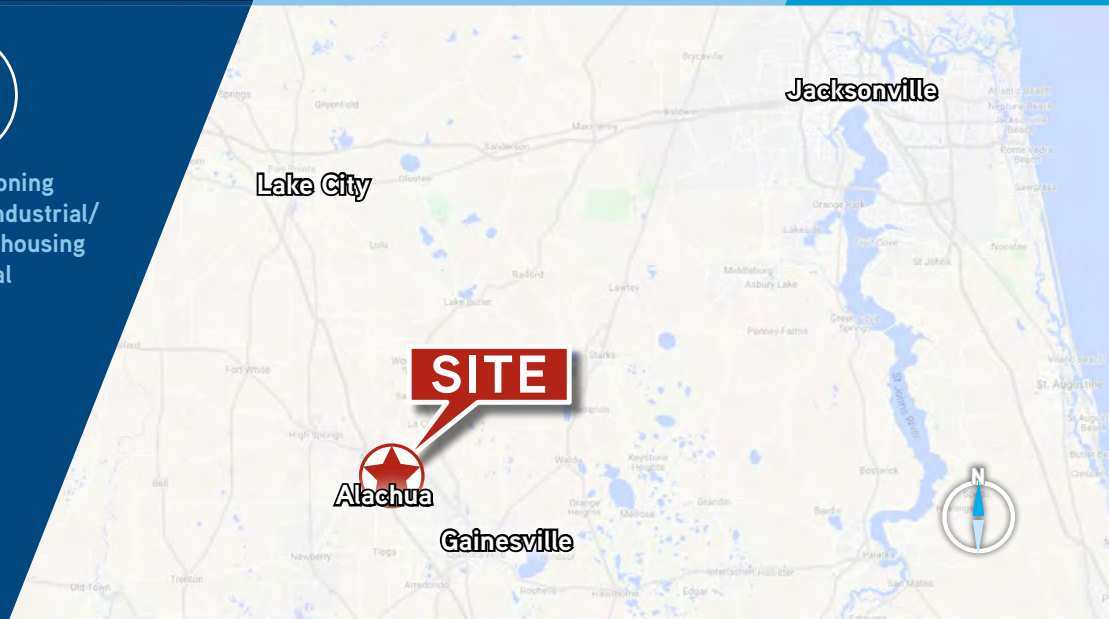
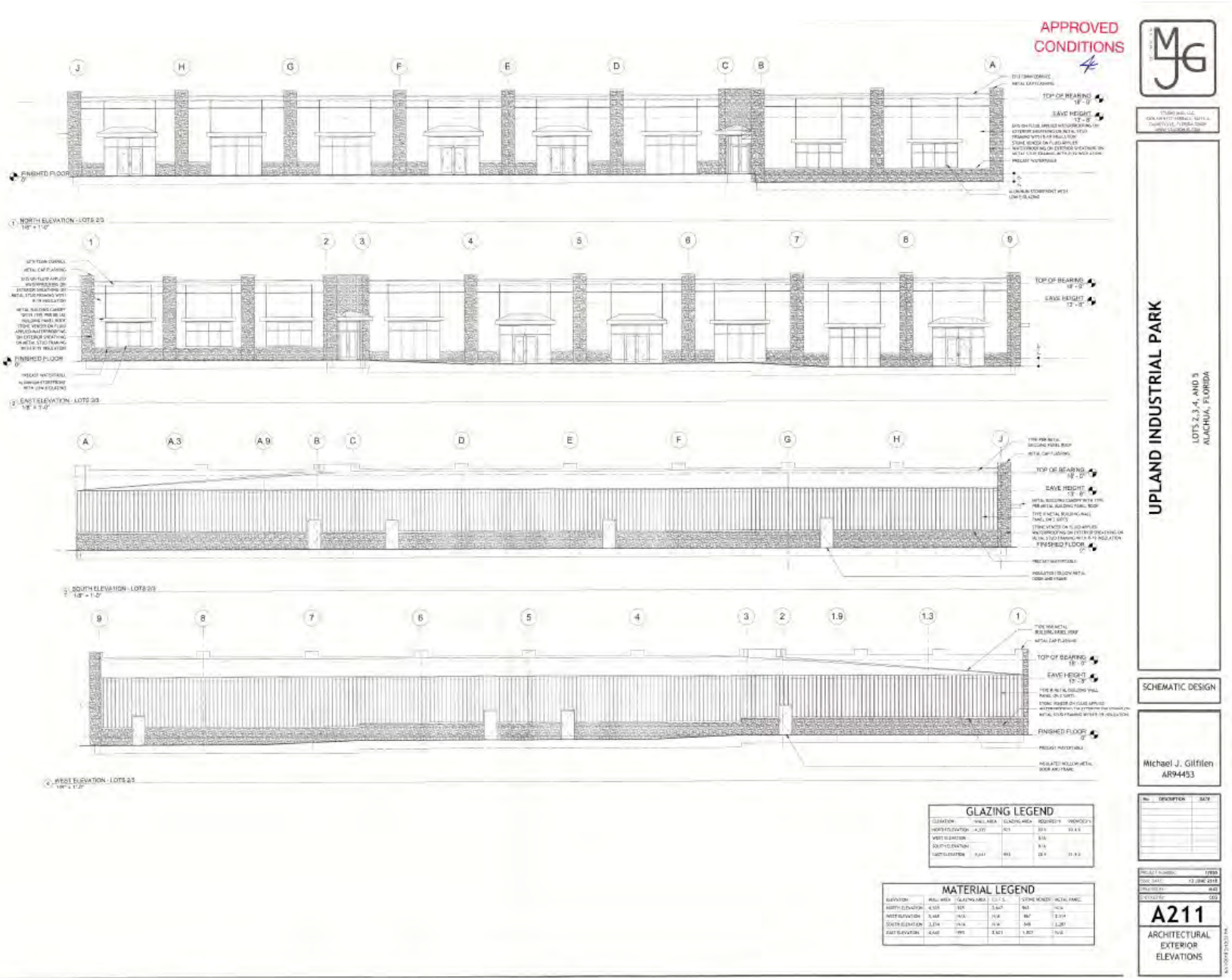
Upland Industrial Park - Alachua

The owner will build-to-suit and lease building space to prospective tenants or build-to-suit "for sale". As to a "for sale" situation the price will be defined by the characteristics and size of the building.

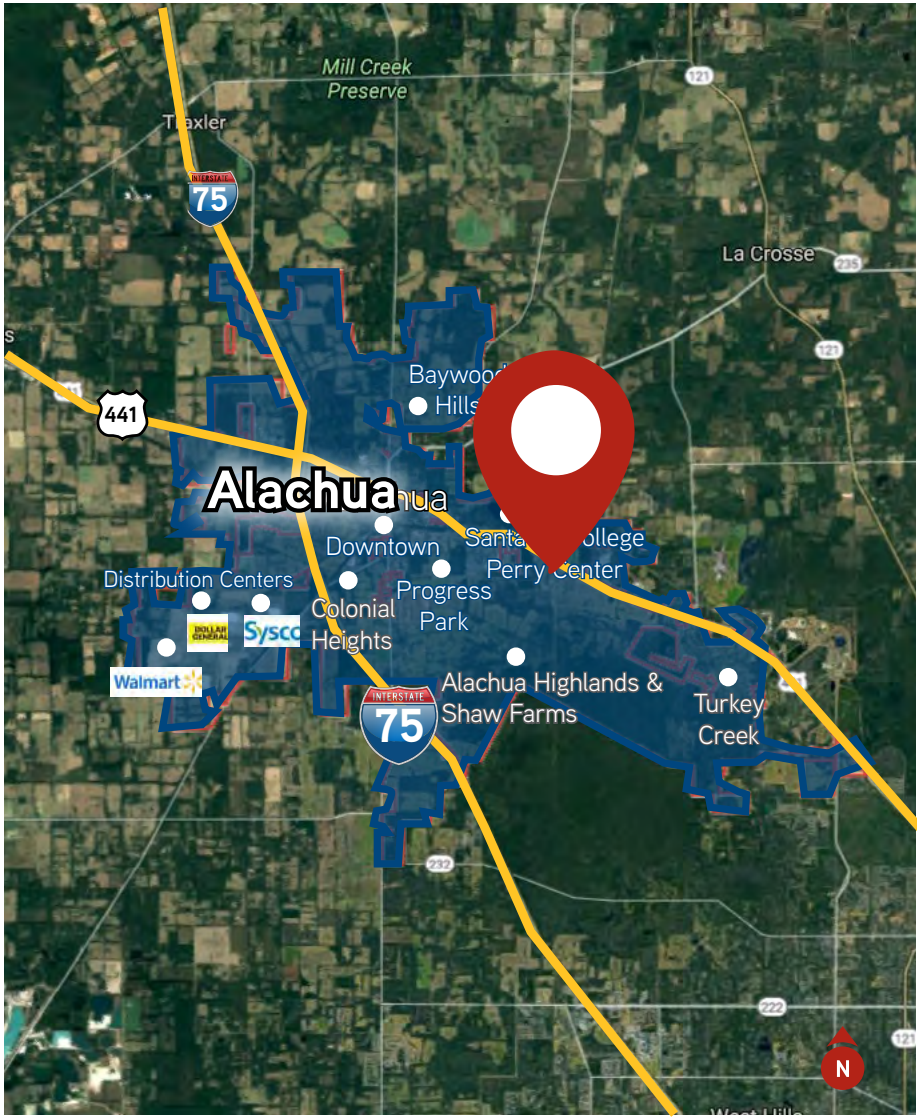
Rate of $12/SF gross for up to 20% office build-out with the balance of open/warehouse space with ventilation only for a lease term of 5-years with annual escalation increases built-in.

- Parcels available up to 4.62± acres
- Build-to-suit 23,438± SF on lot 2 26,682± SF on lot 3
- Site is located near I-75 and US Hwy 441
- Land Use/Zoning Designations: Industrial/ Light and Warehousing industrial
- Development contains 4 platted lots, a paved and private maintained access roadway
- The City of Alachua is the water/ wastewater/electric utility provider
- Lot 2 and 3 of the platted development known as Upland Industrial Park




APPROVED
CONDITIONS
4
1 NORTH ELEVATION - LOTS 2/3
2 EAST ELEVATION - LOTS 2/3
3 SOUTH ELEVATION - LOTS 2/3
4 WEST ELEVATION - LOTS 2/3
TOP OF BEARING
EAVE HEIGHT
FINISHED FLOOR
GLAZING LEGEND
MATERIAL LEGEND
UPLAND INDUSTRIAL PARK
LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA
SCHEMATIC DESIGN
Michael J. Gilfilen
AR94453
A211
ARCHITECTURAL
EXTERIOR
ELEVATIONS

CITY OF ALACHUA



Daytime Population
(2019)
11,161

Projected Population
(2024)
11,457

Average Household Income
(2019)
$79,492

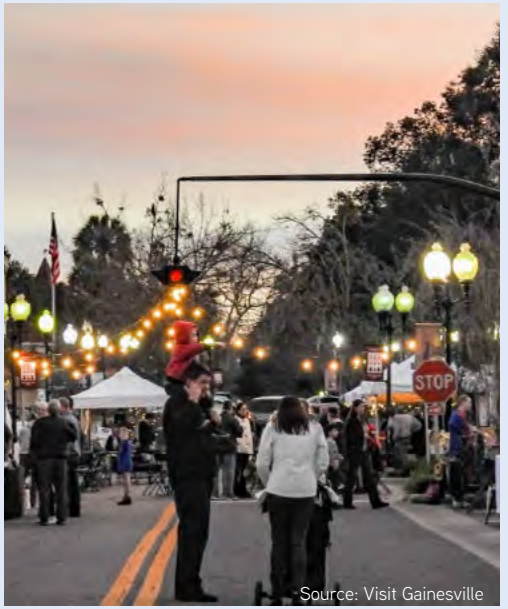
Projected Average Household Income
(2024)
$94,404

Education Attainment
Highschool Diploma: 19%
Associates Degree: 15%
Bachelor's Degree: 23%
Graduate Degree: 17%

Major Roadways
Interstate 75
US HWY 441

Average Daily Traffic
I-75: 70,000±
441: 28,000±

Source: ESRI Business Analyst



Source: Visit Gainesville

North of Gainesville, among fields of wildflowers and piney woods is the town of Alachua, Florida. It's a place rarely found this day and age right down to a Main Street that looks like exactly how small-town America should with small family-owned shops, and restaurants. It's a healthy dose of nostalgia and Old South charm for sure, but that's not all. While a far cry from Silicon Valley, there are a number of high-tech and manufacturing companies that call Alachua home. Not bad for a town whose name is taking from an Timucua word meaning sinkhole.

Source: Visit Gainesville