

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
\$539,900	\$287,500	\$290,000

Build-to-suit
up to 50,120± SF
\$12/SF gross

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








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.


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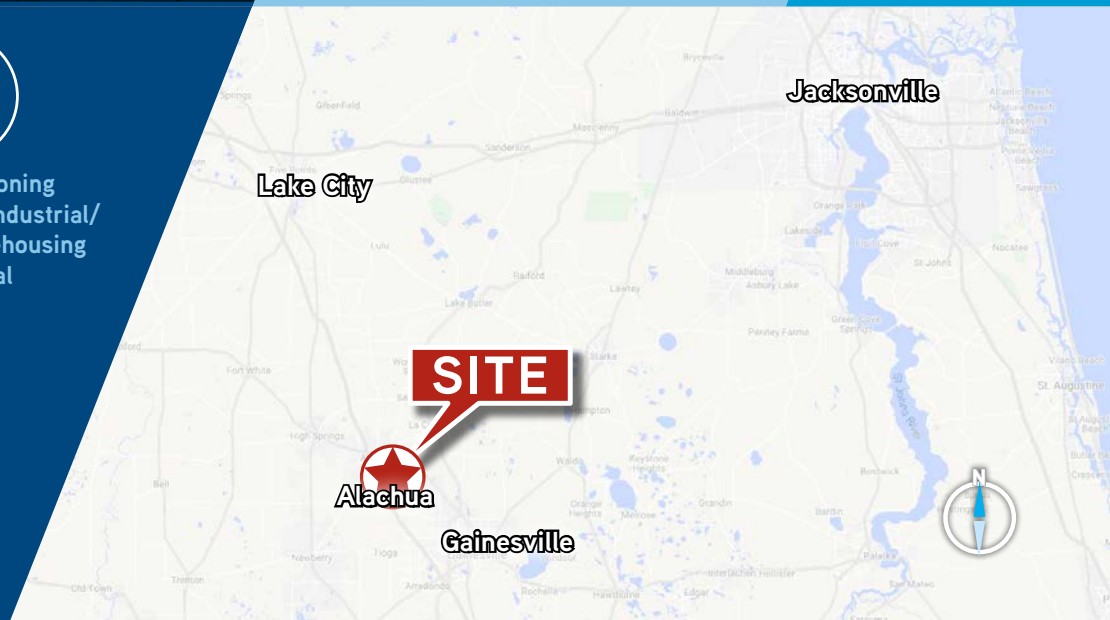
Site is located near I-75 and US Hwy 441
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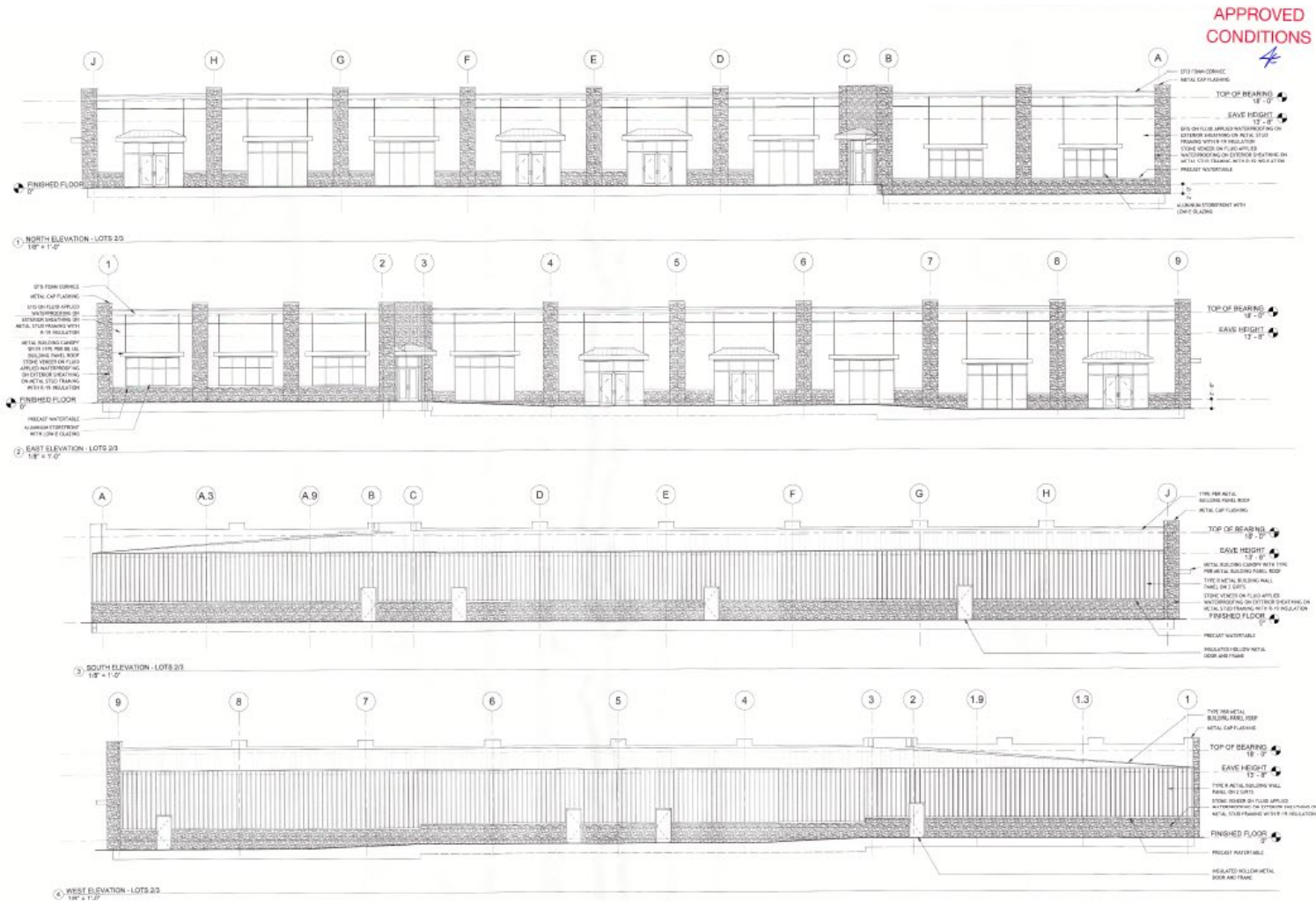
Land Use/Zoning Designations: Industrial/Light and Warehousing industrial
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Development contains 4 platted lots, a paved and private maintained access roadway
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The City of Alachua is the water/wastewater/electric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





**APPROVED
CONDITIONS**



PROJECT NO. 100
100% OF 100% FINISHED, LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA
WWW.MJGARCHITECT.COM

UPLAND INDUSTRIAL PARK
LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA

SCHEMATIC DESIGN

Michael J. Gilfilen
AR04453

No.	DESCRIPTION	DATE

PROJECT NUMBER: 10000
DATE: 12 JUNE 2018
DRAWN BY: MJD
CHECKED BY: MJD

A211
ARCHITECTURAL
EXTERIOR
ELEVATIONS

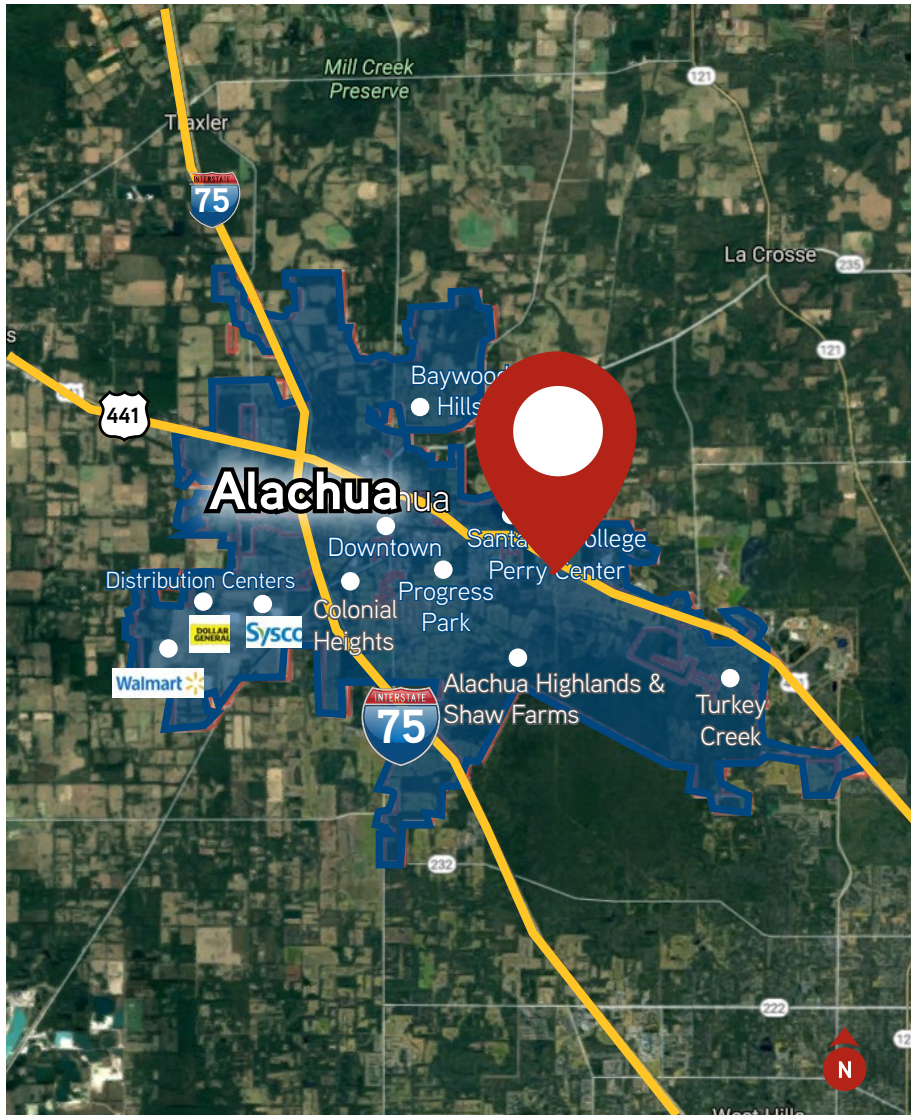
GLAZING LEGEND

ELEVATION	WALL AREA	GLAZING AREA	REQUIRED	PROVIDED
NORTH ELEVATION	4,331	928	23%	23.4%
WEST ELEVATION				
SOUTH ELEVATION				
EAST ELEVATION	6,041	993	16%	16.4%

MATERIAL LEGEND

ELEVATION	WALL AREA	GLAZING AREA	STONE VENEER	METAL PANEL
NORTH ELEVATION	4,331	928	3,847	74%
WEST ELEVATION	0,888	0%	0%	0%
SOUTH ELEVATION	3,214	24%	2,914	91%
EAST ELEVATION	6,041	993	5,821	96%

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%

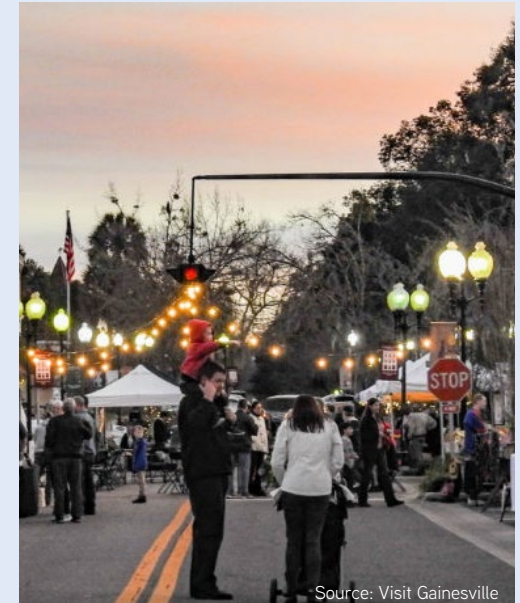


Major Roadways
Interstate 75
US HWY 441



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