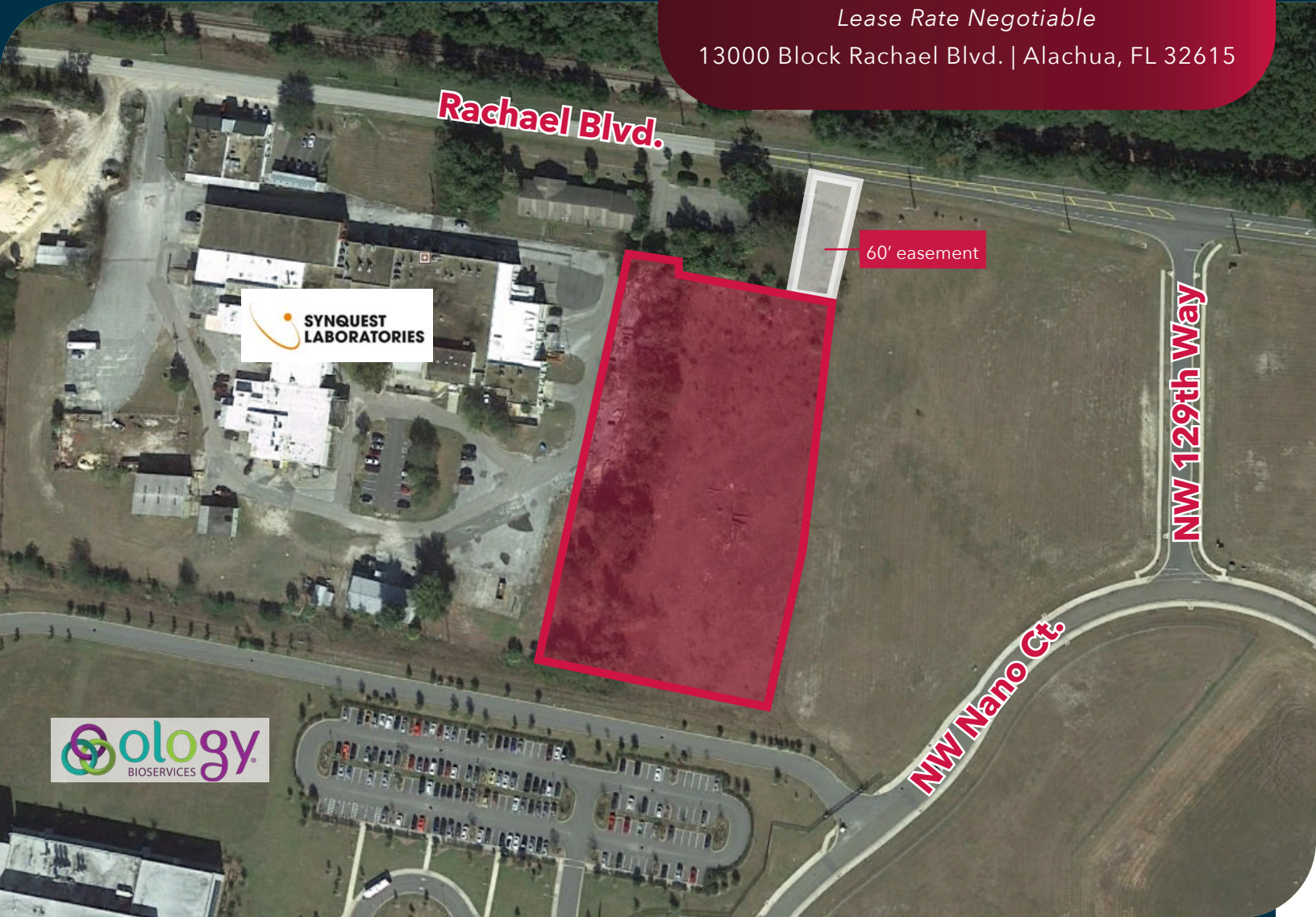


IOS SITE FOR LEASE OR SALE
3.44± AC | \$515,000

Lease Rate Negotiable

13000 Block Rachael Blvd. | Alachua, FL 32615



PROPERTY OVERVIEW

3.44-acre Industrial Outdoor Storage (IOS) site for sale or lease located within Copeland Park with access from Rachael Boulevard 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.

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PROPERTY OVERVIEW

- 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

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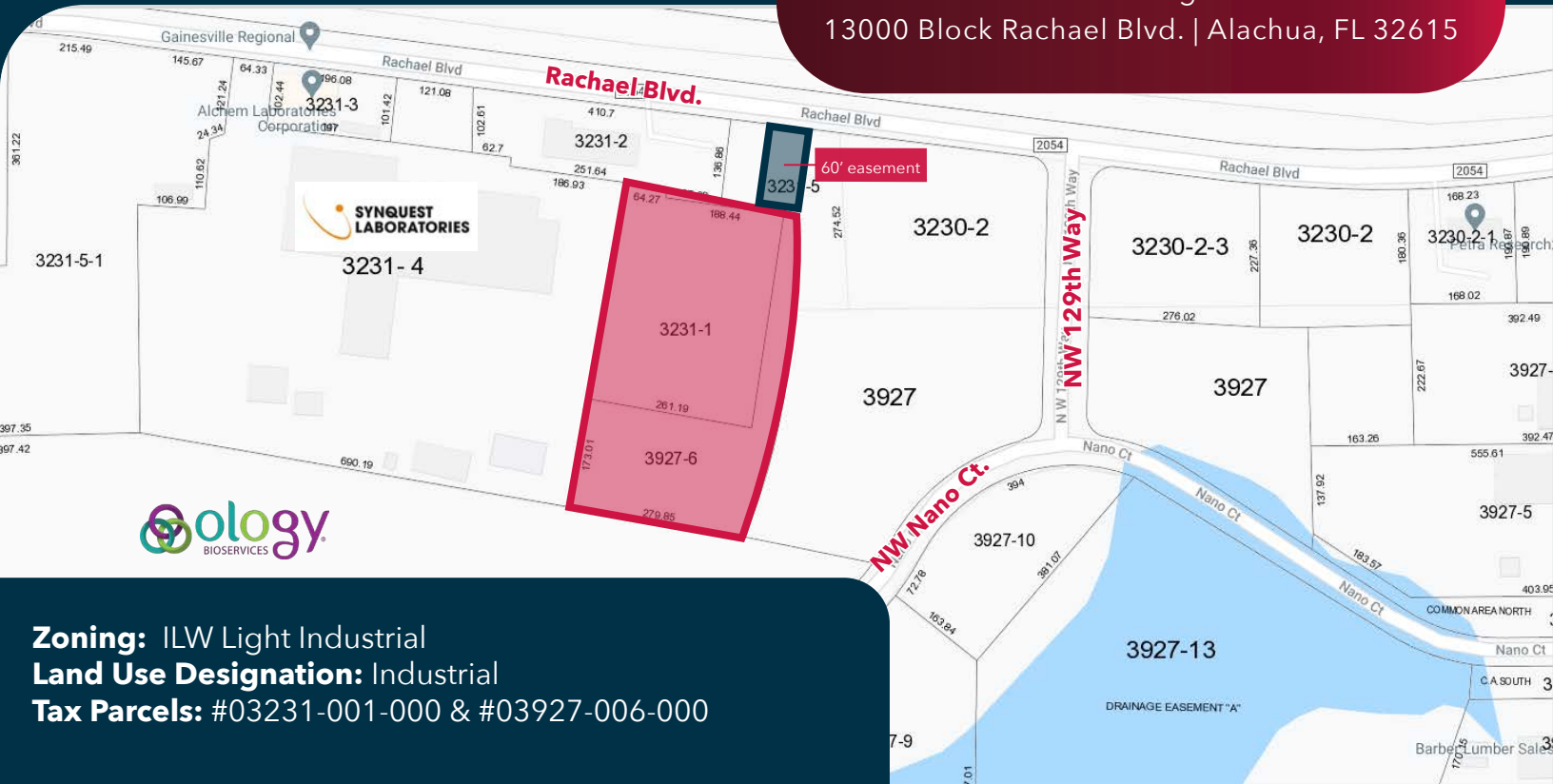
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Zoning: ILW Light Industrial
Land Use Designation: Industrial
Tax Parcels: #03231-001-000 & #03927-006-000

ALACHUA DEMOGRAPHICS

Source: ESRI Business Analyst



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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