

NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

FOR SALE

282,597 SF | 104 Acres

◀ Former Energizer Campus ▶



12705 NW US HWY 441 Alachua, Florida 32615

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

EXECUTIVE SUMMARY

12705 NW US Hwy 441 | Alachua, FL 32615



OFFERING SUMMARY

Asking Price: \$11,750,000

Natural Gas proved by
City of Alachua

Utilities: Sewer provided by
City of Alachua

Duke Energy Sub-station
30 MegaWatts of Power

Zoning MP- Page 17

Land Size: 104.13 Acres

Total Square Footage: 282,597 SF

Submarket: Alachua/Gainesville

PROPERTY OVERVIEW

282,597 SF industrial campus, strategically located along Highway 441 in the heart of North Central Florida. Designed to meet the needs of large-scale manufacturers, this facility is equipped with an array of desirable features, including high ceilings, dock high loading, natural gas, grade-level roll-up doors, and robust three-phase power. Benefit from a strategic location that offers excellent connectivity to Jacksonville, Tampa, and Orlando. Find yourself perfectly centralized, optimizing logistics and facilitating swift transportation. Adding to its allure, this property enjoys close proximity to some significant landmarks. It's conveniently situated near the University of Florida, I-75 interstate, and the vibrant city of Alachua. Plus, Gainesville's dynamic hub is just a few minutes away.

PROPERTY HIGHLIGHTS

- 30 Megawatts now | Up to 50 Megawatts within the next few years
- Seller (Encell) will consider a leaseback on building B-4, which is 38,802 SF. Terms:TBD
- Ceiling clearance 16'-30'
- Sprinkled/wet

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ALACHUA COUNTY

12705 NW US Hwy 441 | Alachua, FL 32615

SUBMARET REVIEW

Alachua County, home to the city of Alachua, is rapidly becoming a central location for Florida's life sciences and biotechnology sectors. Various research institutions, such as Foundation Park, The Charles R. and Nancy V. Perry Center for Emerging Technologies at Santa Fe College, Progress Park, and the University of Florida Sid Martin Biotech Incubator, are near the county's central region. The city of Gainesville serves as the educational and commercial heart of the county. It is home to Santa Fe College and the University of Florida, both playing vital roles in boosting the growth of the region's biotech and life sciences fields.

The University of Florida is a vibrant educational hub with over 50,000 students and 15,000 academic and administrative staff members. Moreover, Gainesville is renowned as a key medical center that encompasses the medical system of the University of Florida, a large Veteran's Affairs hospital, and North Florida Regional Medical Center. The city has made a name for itself as a healthcare hub, with the University of Florida Health Shands Hospital receiving recognition from U.S. News & World Reports as Florida's leading healthcare center in its 2020-21 publication.

Alachua County enjoys a robust population of 269,043 individuals, marking an 8.8% increase since 2010, and it houses over 100,000 households. The county has a low unemployment rate and a well-educated population, where more than 42% of residents have attained at least a Bachelor's degree.



HWY 441 near I-75

20 min drive from subject property

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NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

ACCESS TO MAJOR CITIES

12705 NW US Hwy 441 | Alachua, FL 32615

Drive Times

Centrally Located within two hours of four major cities.

Jacksonville - 1hr 30min

Tallahassee - 2hrs

Orlando - 2hrs

Tampa - 2hrs

Miami - 5hrs 30min



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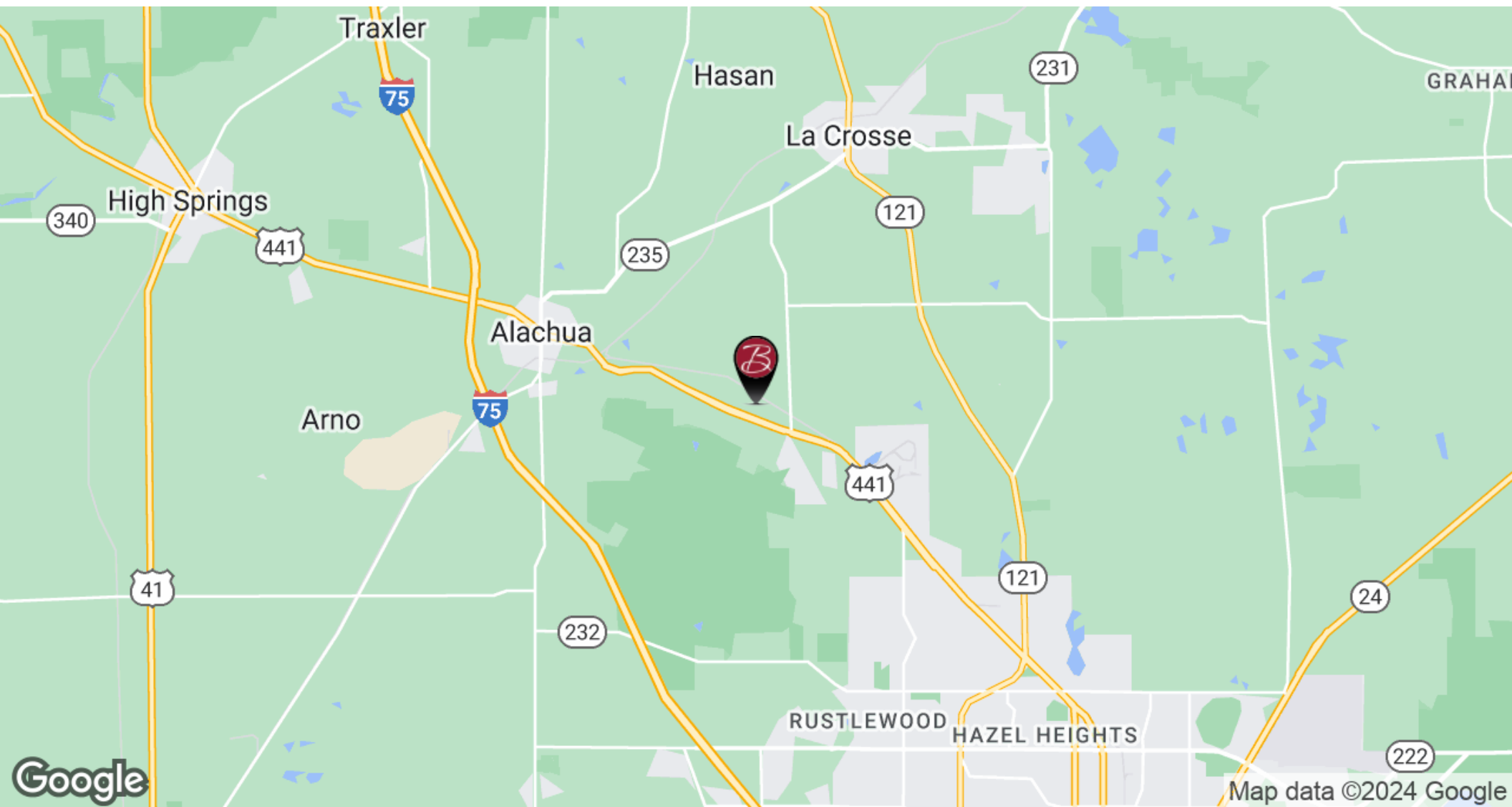


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PROPERTY OVERVIEW- CSX RAILROAD

12705 NW US Hwy 441 | Alachua, FL 32615



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RAILROAD ACCESS

12705 NW US Hwy 441 | Alachua, FL 32615



CSX Railroad Routes

CSX Corporation, based in Jacksonville, FL, is one of the nation's leading transportation suppliers. The company's rail and intermodal businesses provide rail-based transportation services including traditional rail service and the transport of intermodal containers and trailers.

Overall, the CSX Transportation network encompasses about 20,000 route miles of track in 23 states, the District of Columbia and the Canadian provinces of Ontario and Quebec. CSX serves some of the largest population centers in the nation. Nearly two-thirds of Americans live within CSX's service territory.

CSX serves major markets in the eastern United States and has access to over 70 ocean, river and lake port terminals along the Atlantic and Gulf Coasts, the Mississippi River, the Great Lakes and the St. Lawrence Seaway. The company also has access to Pacific ports through alliances with western railroads.

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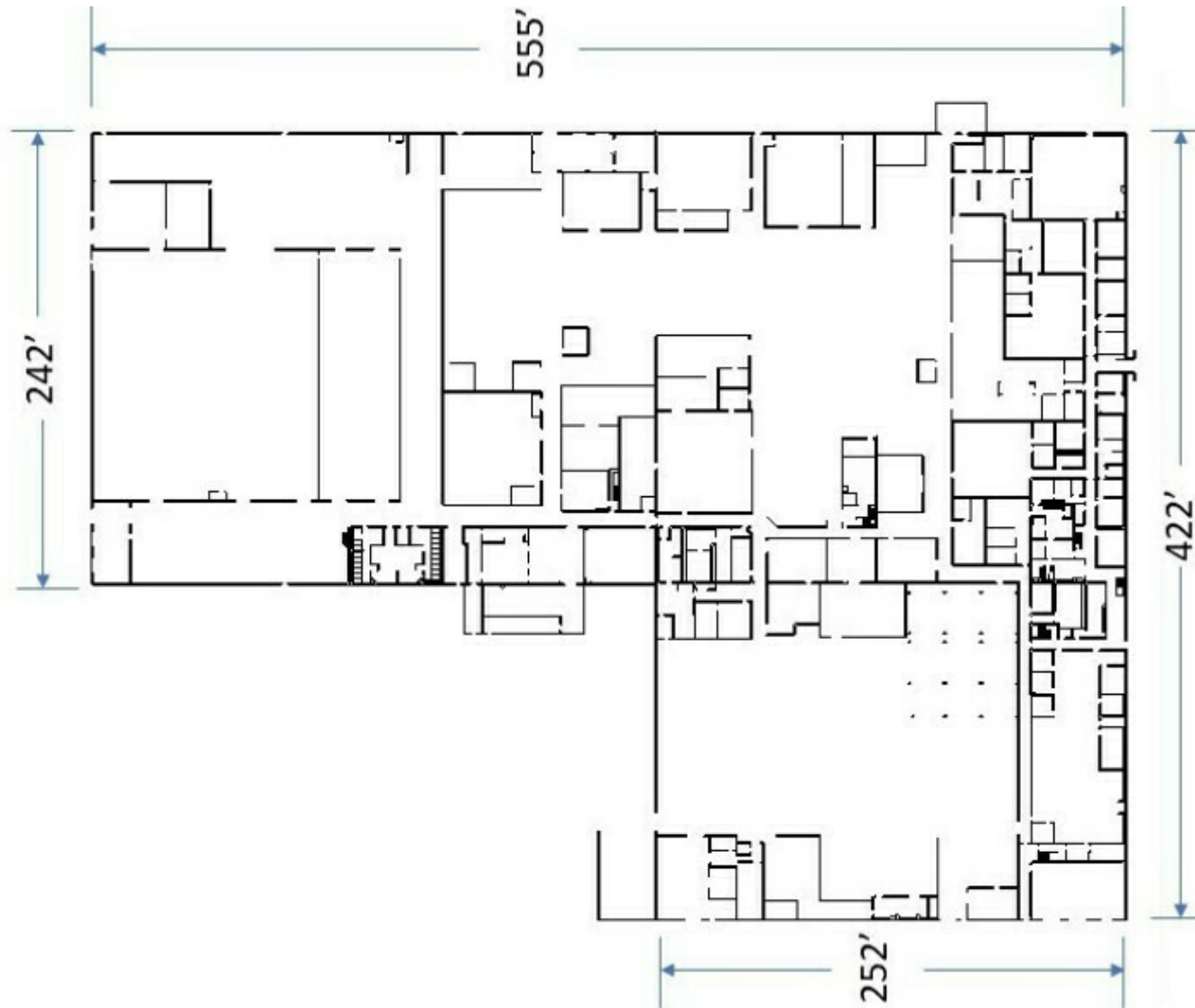
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COMMERCIAL & LAND DIVISION

NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

MAIN BUILDING

12705 NW US Hwy 441 | Alachua, FL 32615



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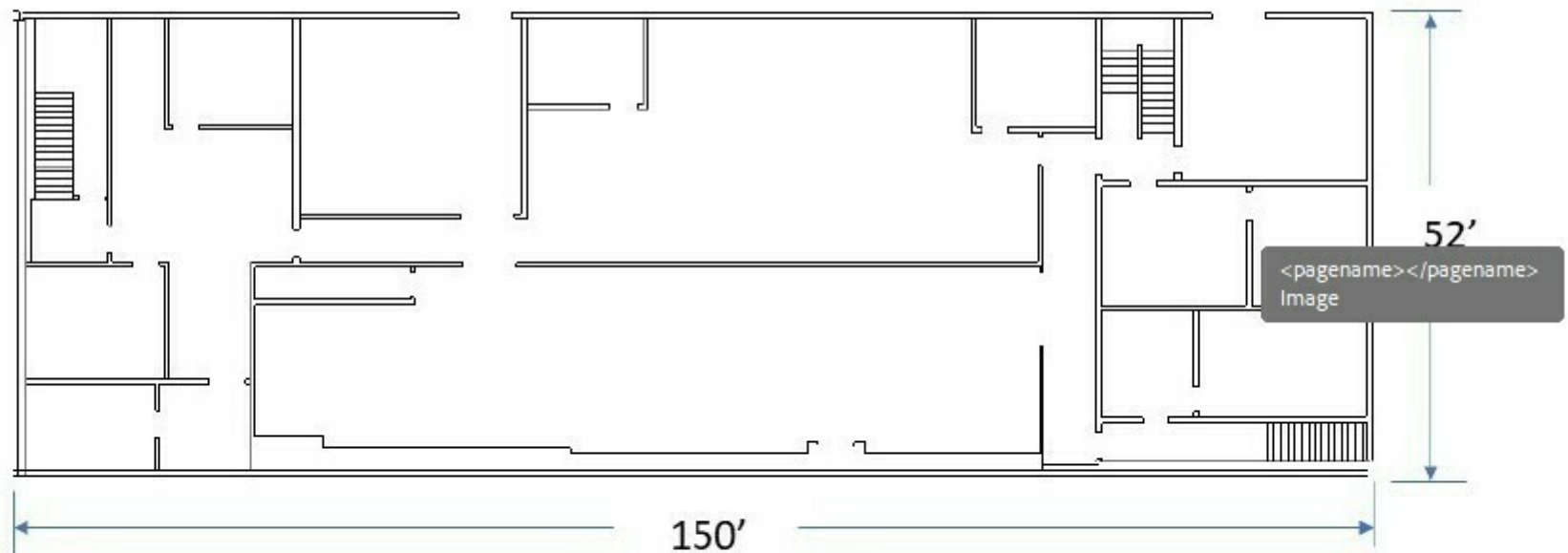
COMMERCIAL & LAND DIVISION

NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

MAIN BUILDING

12705 NW US Hwy 441 | Alachua, FL 32615

Second Floor Offices and Computer Room



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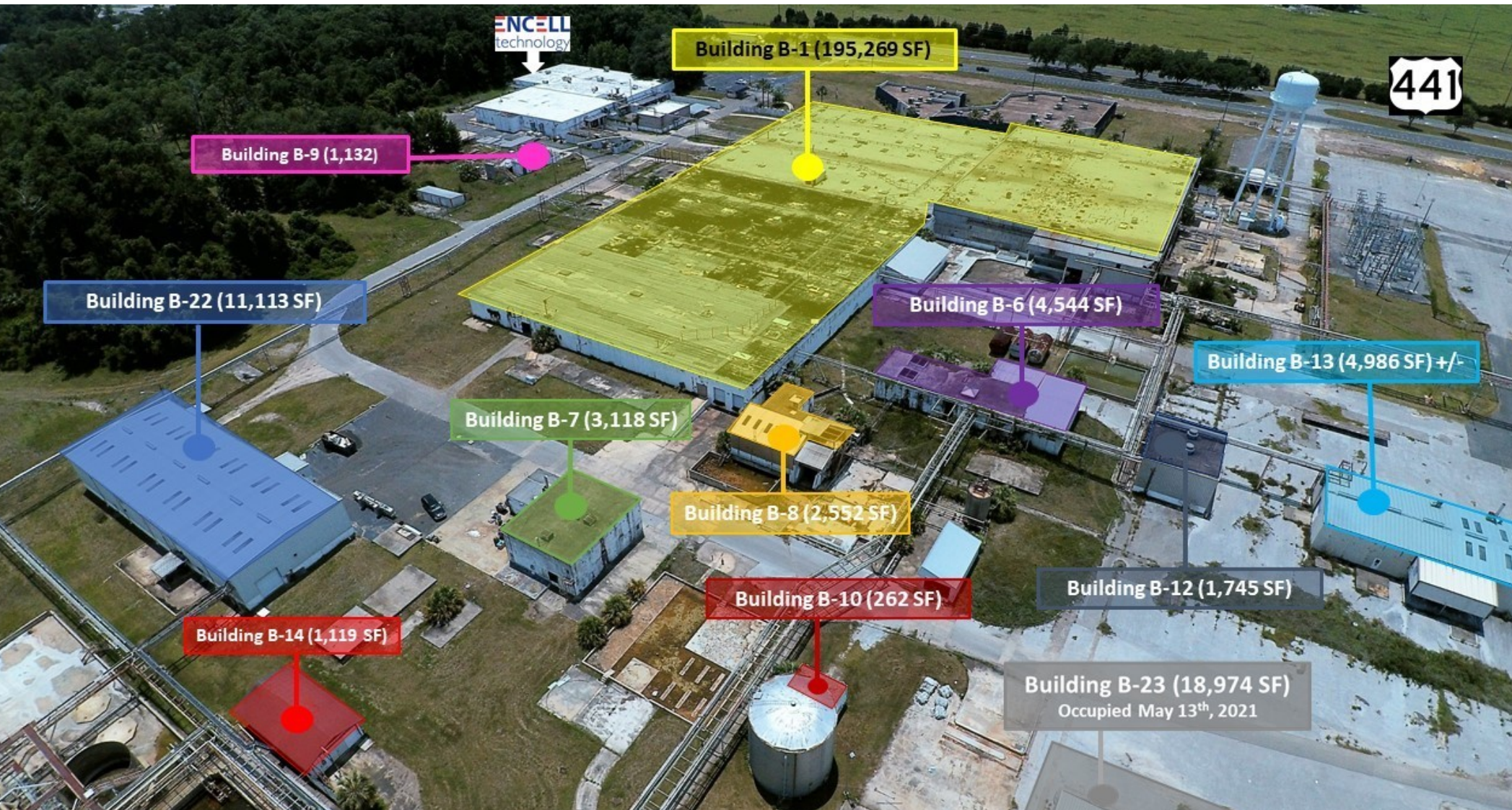
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NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

CAMPUS MAP

12705 NW US Hwy 441 | Alachua, FL 32615



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NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

LARGE WAREHOUSE BUILDING B-1

12705 NW US Hwy 441 | Alachua, FL 32615



Add text here...

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NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

BUILDING B-1

12705 NW US Hwy 441 | Alachua, FL 32615



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ADDITIONAL PHOTOS

12705 NW US Hwy 441 | Alachua, FL 32615



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Zoning District	A	A-RB	C-1	RE	RE-1	R1-aa	R-1a	R-1b	R-1C	R-2	R-2a	R-3	RM	RM-1	RP	HM	BP	AP	BR	BR-1	BH	BA	BA-1	BW	ML	MS	MP	MB	TOD	TND	STAND
LAND USE CATEGORY																															
AGRICULTURAL AND CONSERVATION USES																															
AGRICULTURE																															
Agricultural uses, except as listed below	P	P	L	L		L	L	L	L		L	L	L	L	L	L	L		L	L	L	L		L	L	L	L				Article
Agricultural processing, offsite	L	L																					L	L	L	L		L			Section 404.10
Produce stand	L	L																	L	L	L	L						L	L		Section 404.11
Agricultural services	SE	P																													
Poultry or livestock raising on parcels less than 5 acres	L	L		L		A	A	A																							Section 404.12
Community garden	L	L	L	L		L	L	L	L		L	L	L	L	L	L	L		L	L	L	L		L	L	L	L		L	L	Section 404.13
Farmers market	L	L													L	L	L		L	L	L	L		L	L				L		Section 404.14

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LAND USE CATEGORY																															
Mobile farmers market	L	L													L		L		L	L	L	L		L	L				L		Section 404.13
Dairy, commercial	SE																														Section 404.14
Commercial livestock market	SE	P																													
Private agricultural event center or arena	SE L																														Section 404.14
Slaughter plant	SE																														
Farm machinery and lawn and garden equipment repair	L	P																				P				P					Section 404.15
Wood processing facility	SE																														Section 404.16
Feed & agriculture supply sales		P																	P	P	P	P		P							

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LAND USE CATEGORY																								
Kennel, cattery, or private animal shelter	L SE			L SE																				Section 404.18
Animal sanctuary	SE		SE																					Section 404.18
Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			Section 404.19
RESOURCE-BASED RECREATION																								
Resource-based recreation, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dock	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Section 404.10
Hunting or fishing camp	L SE		L SE																		L SE			Section 404.10
Marina																					P SE			Section 404.11
Residential recreational camp	SE		SE																		SE			Section 404.11

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LAND USE CATEGORY																									
CONSERVATION																									
Public wildlife refuge	P		P																						
Public park or historic site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
RESIDENTIAL USES																									
HOUSEHOLD LIVING																									
Single-family detached dwelling	P	A	P	P	P	P	P	P			P										A	P			
Single-family attached dwelling					P	P	P	P			P											P			
Manufactured home	L	A					L		L															Section 404.2'	
Mobile home	L						L		L															Section 404.22	
Manufactured or mobile home park									L															Section 404.23	

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LAND USE CATEGORY																											
Accessory living unit	A			A	A	A	A																	Section 404.24			
Security quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	Section 404.25			
Model home	A			A	A	A	A	A														A	Section 404.26				
Multiple-family dwelling								P			P					L						P	Section 404.27				
Residential over commercial											P	P	P	P	P							P					
GROUP HOUSING																											
Assisted living facility								L			L	L	L	L		L						L	Section 404.28				
Nursing home								SE				P	P	L		L						P	Section 404.29				
Dormitory								P				P															
Fraternity or sorority house								P																			

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LAND USE CATEGORY																																
Community residential home, small	L			L		L		L		L					L														L		Section 404.28	
Community residential home, large	SE									L					L														L		Section 404.29	
PUBLIC AND CIVIC USES																																
ADULT AND CHILD CARE																																
Adult day care										L					L	L	L		L	A	L	L		L	L	L	L	L	L		Section 404.30	
Childcare facility	SE	SE		SE		SE		L	SE	L					L	L	L		L	A	L	L		L	L	L	L	L	L		Section 404.31	
Family childcare home	L			L		L		L	L	L					L														L		Section 404.32	
EDUCATIONAL FACILITIES																																
Educational facility, private (pre-K-12)	NA	NA	NA	NA		NA		NA		NA			NA	NA	NA	NA	NA		NA	NA	NA	NA		NA	NA	NA	NA	NA	NA	SU		Section 404.34
Educational facility, public (pre-K-12)	NA	NA	NA	NA		NA		NA		NA			NA	NA	NA	NA	NA		NA	NA	NA	NA		NA	NA	NA	NA	NA	L		Section 404.34	

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LAND USE CATEGORY																										
Educational facility, vocational, business or technical school; college or university	A												P	P		P	P	P	P	P		P				
COMMUNITY SERVICES																										
Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	P	Section 404.35			
Cemetery	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU		Section 404.36			
Funeral home											SE		P	P								P	Section 404.37			
Homeless shelter, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		SU	SU	SU	SU	SU	SU	SU	Section 404.38			
Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 404.39			

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LAND USE CATEGORY																									
Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	Section 404.40	
Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 404.41	
Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 404.42	
Museum	L	L		L	L	L	L	L			L		L	P	P	P	P	L	L	L	L	P		Section 404.43	
Commercial animal boarding or training facility		SE														SE	SE		SE	SE				Section 404.44	
Pet rescue organization	L													L		L	L					L		Section 404.45	
HEALTH AND MEDICAL FACILITIES																									
Hospital												P													
Medical clinic or lab	SE	P									P	P	P	P		P	P	P	P	P		P			

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LAND USE CATEGORY																																
Medical marijuana dispensary																L			L		L	L									Section 404.45	
Veterinary clinic or hospital	SE	L															L		L	L	L	L	L	L		L			L		Section 404.46	
Massage therapist																	L		L	L	L	L	L	L					L		Section 404.47	
TRANSPORTATION TERMINALS																																
Bus or train station																					SE	SE		SE	SE	SE	SE	SE		P		
Airport																										SE	SE					
Helicopter landing pad																SE										SE	SE					Section 404.48
Private landing strip	SE																															
UTILITIES																																
Major utilities, except as listed below	SE	SE		SE		SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE		SE	SE	SE	SE		SE			Section 404.49

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LAND USE CATEGORY																								
Minor utilities, except as listed below	P	P		L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P		Section 404.45
Broadcasting or communications tower	SE															SE	SE	SE	SE	SE		SE		Section 404.50
Amateur radio tower	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Solar facility	L SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		Section 404.50
PERSONAL WIRELESS SERVICE FACILITIES																								
Personal wireless service facility	L SU	L SU		L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	Article
COMMERCIAL USES																								
HOME-BASED BUSINESSES																								
Home-based business, general	A			A	A	A	A	A	A	A	A											A		Section 404.62
Home-based business, rural	A																							Section 404.63

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LAND USE CATEGORY																										
ENTERTAINMENT AND RECREATION																										
Entertainment and recreation, except as listed below															P	SE	P	SE				P				
Outdoor recreation	L SE		L SE							L SE					L SE	L SE	L SE	L SE				L SE		Section 404.64		
Motorized Sports															SE								Section 404.65			
Private motorized vehicle practice facility	SE																						Section 404.66			
Amusement or theme park															SE											
Zoo															SE	SE										
Golf course	L			L	L	L																	Section 404.66			
Theater or cabaret, sexually oriented																	L									

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LAND USE CATEGORY																															
FOOD AND BEVERAGE																															
Restaurant	L																		P	P	P	P		P	A	A		P	P		Section 404.67
Restaurant, with drive-through																			SE	L	L	L		L		A			L		
Incidental food and beverage sales		A																	A	A	A	A		A	A	A		A	A		Section 404.69
Cocktail lounge, bar, tavern, or nightclub														SE							P	P		P				SE	P		
Mobile food sales		L																	L	L	L	L		L	L	L		L	L		Section 404.69
BUSINESS AND PROFESSIONAL SERVICES																															
Restaurant	L																		P	P	P	P		P	A	A		P	P		Section 404.67
Restaurant, with drive-through																			SE	L	L	L		L		A			L		
Incidental food and beverage sales		A																	A	A	A	A		A	A	A		A	A		Section 404.69

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Zoning District	A	A-RB	C-1	RE	RE-1	R1-aa	R-1a	R-1b	R-1c	R-2	R-2a	R-3	RM	RM-1	RP	HM	BP	AP	BR	BR-1	BH	BA	BA-1	BW	ML	MS	MP	MB	TOD	TND	STAND
LAND USE CATEGORY																															
Cocktail lounge, bar, tavern, or nightclub														SE						P	P	P		P				SE	P		
Mobile food sales		L																	L	L	L	L		L	L	L		L	L		Section 404.69
BUSINESS AND PROFESSIONAL SERVICES																															
Business and professional services, except as listed below															P	P	P		P	P	P	P		P	P	P	P		P		
Bank or financial institution																	P		P	P	P	P							L		Section 404.10
Radio or television station, excluding towers																					P	P		P	P	P	P			P	
PERSONAL SERVICES																															
Personal services, except as listed below																	P		P	P	P	P		P					P		

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Zoning District	A	A-RB	C-1	RE	RE-1	R1-aa	R-1a	R-1b	R-1c	R-2	R-2a	R-3	RM	RM-1	RP	HM	BP	AP	BR	BR-1	BH	BA	BA-1	BW	ML	MS	MP	MB	TOD	TND	STAND
LAND USE CATEGORY																															
Gym or fitness center																	P		P		P	P		P	SE				P		
Indoor sports training facility																			P	P	P	P		P	L	L			P	Section 404.10	
Dance, art, or similar studio															P		P		P					P	SE				P		
OVERNIGHT ACCOMMODATIONS																															
Hotel or motel																P			P	P	P	P						SE	L		
Bed and breakfast	L			L		L		L							L					P									L		
Rooming house										P					P	P															
RV Park/ Campground														L																	
Farm Stay	L			L		L		L	L																						Section 404.7
RETAIL SALES AND SERVICES																															
Retail sales and service, except as listed below	L																		P	P	P	P							P		

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Zoning District	A	A-RB	C-1	RE RE-1	R1-aa R-1a	R-1b	R-1c	R-2 R-2a R-3	RM	RM-1	RP	HM	BP AP	BR	BR-1	BH	BA BA-1	BW	ML	MS MP	MB	TOD	TND	STAND			
LAND USE CATEGORY																											
Neighborhood convenience center														L	L	L	L		L	L				Section 404.74			
Convenience store														L	L	L	L	L			L	P		Section 404.74			
Pharmacy												L		L	L	L	L					L		Section 404.74			
Dry cleaners														P	P	P	P					L		Section 404.74			
Furniture store														P	P	P	P	P				P					
Media sales and rental														L	L	L	L					L		Section 404.74			
Large scale retail																	L	L	L			P		Section 404.74			
Flea Market																	SE										
Media, sexually oriented																L	L										
Sex shop																	L										
COMMERCIAL ANIMAL RAISING																											

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LAND USE CATEGORY																																
Commercial animal raising	SE																															
SELF-SERVICE STORAGE FACILITIES																																
Self-service storage facilities																				L			L	L	L				L		Section 404.76	
VEHICLE SALES AND SERVICE																																
Car wash																				P	P		P	P	P	P			L		Section 404.76	
Vehicle sales and service																					P		SE			P		L	L		Section 404.77	
Vehicle and trailer rental																				A	P					P					Section 404.78	
Service station																				P	P		SE						L		Section 404.78	
Vehicle repair																					L					P					Section 404.79	
Fuel sales		A																	SE	A	A	A		SE				A			Section 404.80	
OUTDOOR STORAGE AND DISPLAY																																

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LAND USE CATEGORY																															
Outdoor storage		A														A					A	A		A		A		A			Section 404.82
Outdoor display		A																	A	A	A	A		A		A		A			Section 404.82
Remote Parking																					L	L		L		L					Section 404.82
INDUSTRIAL USES																															
WHOLESALE, WAREHOUSING, STORAGE AND DISTRIBUTION																															
Wholesaling, warehousing, storage, and distribution, except as listed below	SE	SE																					P	P		P					Section 404.82
Building supply and lumber sales																						P	P			P					
Manufactured and mobile home sales																										P					

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LAND USE CATEGORY																															
Parking of trucks, recreational vehicles and trailers	A	A		A		A		A	A				A	A																	Section 404.83
Storage yard																										L SE					
Construction and Maintenance Services																				P	P		P	P	P	P					
LIGHT INDUSTRIAL																															
Light industrial, except as listed below																									P	P			L		Section 404.83
Research, development, or experimental lab															L										P	P			P		
Heavy machinery and equipment sales and repair																						SE				P					

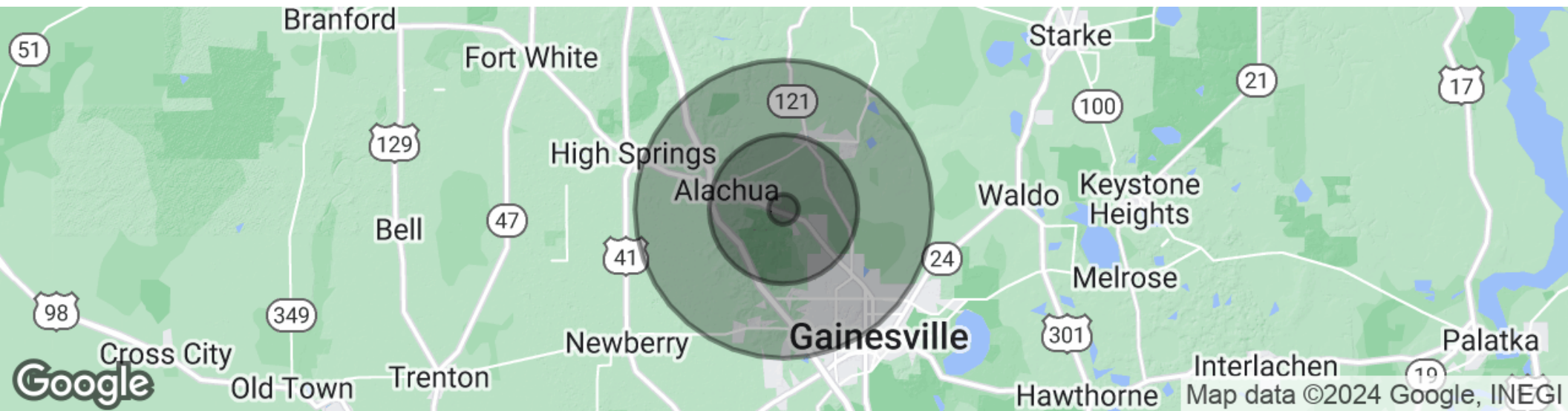
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LAND USE CATEGORY																															
Cab company or limousine service																							P	P	P						
HEAVY INDUSTRIAL																															
Heavy industrial, except as listed below																									P						
Asphalt or concrete batching plant																									SE						
WASTE-RELATED SERVICE																															
Rural collection center	P																														
Waste-related service, except as listed below																									SE						
Junk, salvage, or recycled metal yard																									SE					Section 404.85	
Solid waste transfer station	L																								L					Section 404.86	

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LAND USE CATEGORY																								
Package treatment plant	SU	SU		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU			Section 404.87
Spray irrigation	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			Section 404.88
Land application of biosolids	SE																							Section 404.89
Materials recovery, recycling, and composting																				SE				Section 404.89
Storage, transfer, or treatment of hazardous waste																				SE				
MINING, EXCAVATION AND FILL OPERATIONS																								
Mining, excavation, and fill operations	SU																							Article
PUBLIC FAIRGROUND																								
Public Fairground																				L				Article

NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

DEMOGRAPHICS MAP & REPORT

12705 NW US Hwy 441 | Alachua, FL 32615



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	456	14,592	126,274
Median age	43.1	41.2	36.2
Median age (Male)	42.4	36.9	34.5
Median age (Female)	44.0	43.7	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	206	6,029	53,266
# of persons per HH	2.2	2.4	2.4
Average HH income	\$79,484	\$79,083	\$69,447
Average house value	\$247,739	\$259,870	\$241,533

** Demographic data derived from 2020 ACS - US Census*

FOR MORE INFORMATION:



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Director

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

NORTH CENTRAL FLORIDA MANUFACTURING FACILITY

12705 NW US Hwy 441 | Alachua, FL 32615



ERIC LIGMAN

Director

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Direct: 352.256.2112 | **Cell:** 352.256.2112

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals. Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry. Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

FOR MORE INFORMATION:



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