

FOR SALE
OR LEASE
COMMERCIAL

Upland Commerce Center

Soon-to-be-completed Commercial Park just east of Alachua on HWY 441



Address: 13600 Highway 441

Land Area: 9+/- Acres

Tax Parcel(s): 05964-002-000 to 006

Zoning: CI (Commercial Intensive)

Available SF: 1500/3000/10,000

Delivery Date: August 2010

Lease Rates: \$11/SF

Sales Rates: \$130/SF

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Distances to....:

- Downtown Alachua → 2.5 miles
- I-75 Interstate → 3.9 miles
- Gainesville → 7.3 miles
- High Springs → 9.4 miles
- University of Florida → 12.5 miles
- Lake City → 32.7 miles



The Upland Commerce Center is a 9.23 Acre commercial park located in Alachua, Florida just minutes from I-75 (51,000 ADT) on US 441. This area of North Central Florida has seen tremendous growth in recent years. Gainesville, Florida is located just 7 miles south of the site. There are six buildable lots, two of which can support buildings up to 18,000 SF. The remaining four lots can support buildings up to 11,000 SF. All buildings can have truck docks. The developers will build to suit and lease or sell the finish products. The development broke ground earlier this year and the front two buildings will be completed later this year.

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