

# COPELAND PARK

13201 RACHAEL BOULEVARD  
ALACHUA, FL 32615

## LABORATORY/FLEX BUILDING INVESTMENT OFFERING



Confidential Offering Memorandum



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# EXECUTIVE SUMMARY

## The Offering

Presenting Copeland Park, a premier life sciences and industrial asset located at 13201 Rachael Blvd, Alachua, FL 32615, in the heart of Alachua's thriving Progress District. Strategically situated near I-75 and within proximity to Progress Park and major research institutions, Copeland Park offers exceptional accessibility and appeal for biotech and industrial users. The property is anchored by SynQuest Laboratories, a leading manufacturer of fluorinated chemicals, which recently renewed its lease—demonstrating strong, long-term tenancy and confidence in the location.

This versatile and scalable facility features high warehouse ceilings, flexible lab and warehouse space, and developable land to support future expansion. It is built with concrete block and metal construction, with concrete, tile, and carpet flooring, and a tar, gravel, and metal roof. The exterior is finished in concrete block and corrugated metal, while the interior walls include frame, drywall, glass, and masonry finishes. Offices feature acoustic drop ceilings, and over 76% of the space is illuminated by LED lighting. The building is protected by a sprinkler fire detection system throughout the SynQuest Labs space and is supported by City of Alachua utilities, including electric and water service, 3-phase, 220-volt power.

Combining stable tenancy, high-quality construction, and strategic location, Copeland Park presents a compelling Value-Add opportunity for investors seeking long-term value in the growing life sciences and industrial sectors.

<b>Building Size</b>	85,688 ± SF (4 Buildings)
<b>Future Development Space</b>	20,000 ±SF
<b>Land Area</b>	8.47 AC
<b>Address</b>	13201 Rachael Boulevard, Alachua, FL
<b>Zoning</b>	ILW (Industrial – Light – Warehousing)
<b>Offering</b>	Investment Sale of Property
<b>Price</b>	\$7,550,000
<b>NOI</b>	\$679,884
<b>Cost per SF</b>	\$88.11
<b>Cap Rate</b>	9%



**9% CAP rate**  
\$7,550,000

**85,668**  
Building Size (RSF)

**±8.47 AC**  
Site Size

**\$679,844**  
2026 Proforma Income

**\$88.11**  
PSF Asking Price



Long-term anchor tenant with established tenancy at property



Mission-critical, specialized facility



Vibrant and Diverse Local Demographics



Strategically located just a 25 minute drive to Downtown Gainesville and The University of Florida



Ability to convert leases to NNN allowing passive, growing income stream



79% leased to anchor tenant, Synquest Labs with annual CPI rent increases

# LOCATION OVERVIEW

DIRECT PROXIMITY TO THE UNIVERSITY OF FLORIDA

## ALACHUA COUNTY STATS

The City of Alachua is emerging as a key growth center within Alachua County, supported by expanding economic development and regional infrastructure investments. Its strategic location, growing business presence, and alignment with county-wide planning efforts position it for continued population and commercial growth. As Alachua County emphasizes sustainable development and innovation, the city plays an increasingly important role in shaping the region's future.

291,782

Total Population

Anchored

by University of Florida

2x

Growth of national average

Growing

Tech and Biotech scene

47%

Bachelor's Degree or higher

\$59,659

Median Income

32

Average Age



# KEY TENANT

SynQuest Labs, now in its 28th year, is a U.S.-based specialty chemical company with strong expertise in fluorinated organic and inorganic compounds. Its catalog includes over 5,200 chemicals used in research, manufacturing, and industrial applications—from specialty reagents to liquefied gases. SynQuest also offers custom synthesis services, supporting projects from early development to pilot-scale production. Its focus on innovation and customer needs has made it a trusted partner in the pharmaceutical, agrochemical, and electronics industries.

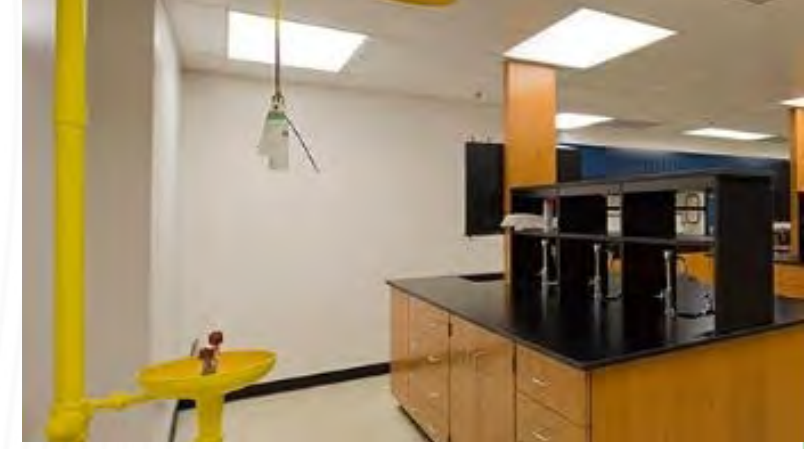
In 2002, SynQuest was acquired by Central Glass Corporation, a global Japanese chemical and glass manufacturer founded in 1936. Originally focused on soda ash, Central Glass has grown into a leader in glass and chemical products. Now publicly traded on the Tokyo Stock Exchange, the company employs over 3,700 people and reported \$1.114 billion in revenue in 2024. Its products include glass for buildings and cars, fertilizers, fine chemicals, and pharmaceutical ingredients. Central Glass is also recognized for its expertise in fluorine chemistry, which supports advancements in medicine and electronics.

Together, SynQuest and Central Glass form a strong global partnership, combining Central Glass's international reach and R&D strength with SynQuest's agile, innovation-driven U.S. operations—advancing technologies in life sciences, energy, and industrial chemistry.

<b>Gross Leasing Area</b>	67,477 SF
<b>Lease Expiration Date</b>	12/31/2030
<b>Remaining Current Term</b>	5 years
<b>Lease Type</b>	Modified Gross
<b>Annual Rent</b>	\$742,534
<b>Original Lease Commencement</b>	1997
<b>Renewal Option</b>	None remaining
<b>Annual Rent Increase</b>	Consumer Price Index

# INSIDE LOOK

<b>Construction Type</b>	Concrete block and metal
<b>Flooring</b>	Concrete, tile and carpet
<b>Roof</b>	Tar, gravel and metal
<b>Lighting</b>	LED over 76% of space
<b>Exterior Finish</b>	Concrete block, corrugated metal
<b>Interior Walls</b>	Frame, drywall, glass, masonry
<b>Ceilings</b>	Acoustic drop ceilings in offices, high warehouse ceilings
<b>Fire Detection</b>	Sprinkler system through SynQuest Labs (76% of space)
<b>Utilities</b>	City of Alachua electric and water, 3-phase, 220-volt power



**Warehouses**  
High ceilings, open, climate controlled and key-carded secure spaces



**Labs**  
Several lab spaces, walk-in and large desk fume hoods



**Offices**  
Multiple open-plan office spaces throughout



**Lighting**  
Energy efficient LED lighting

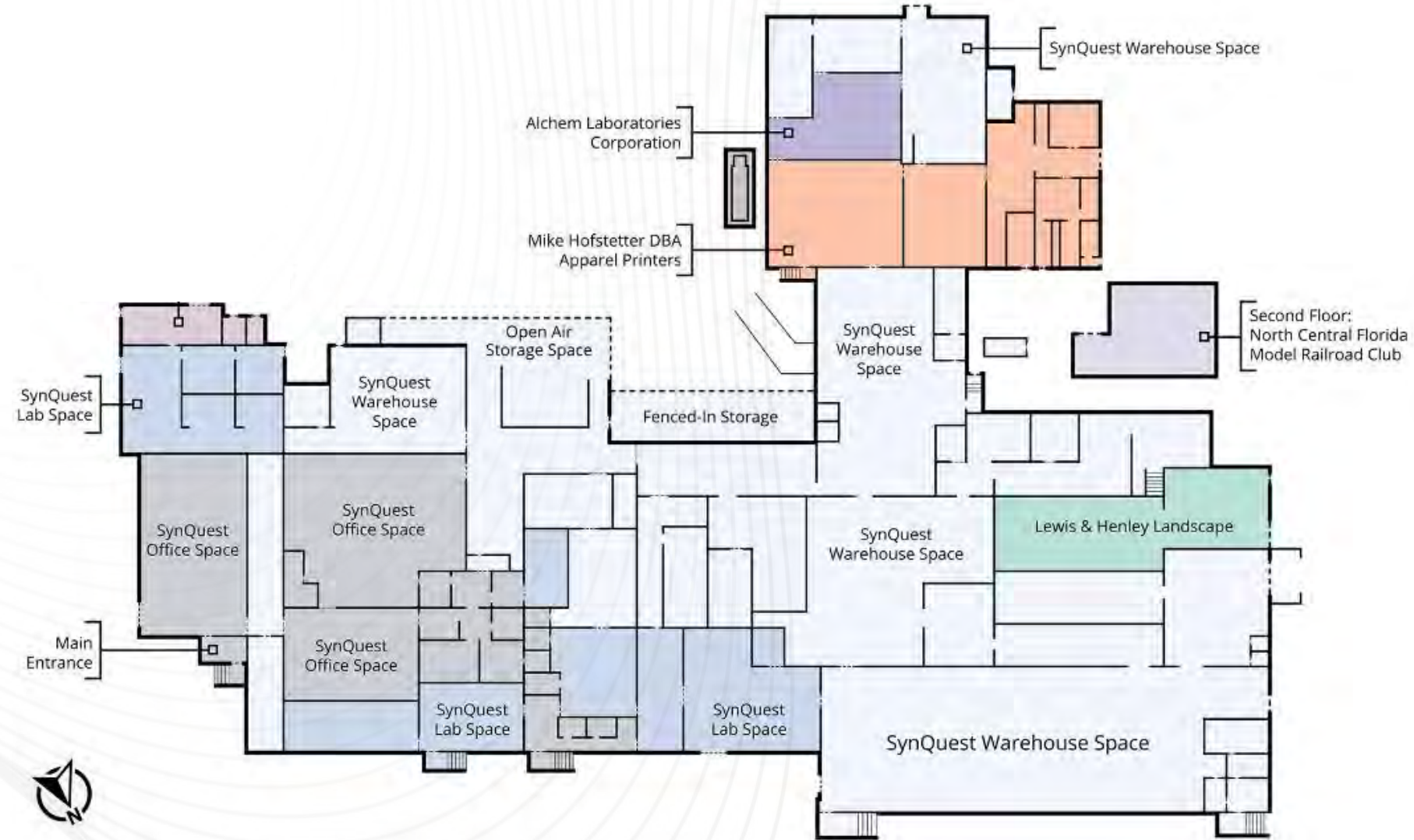


**Cold storage**  
Over 1,000 SF of walk-in refrigerators

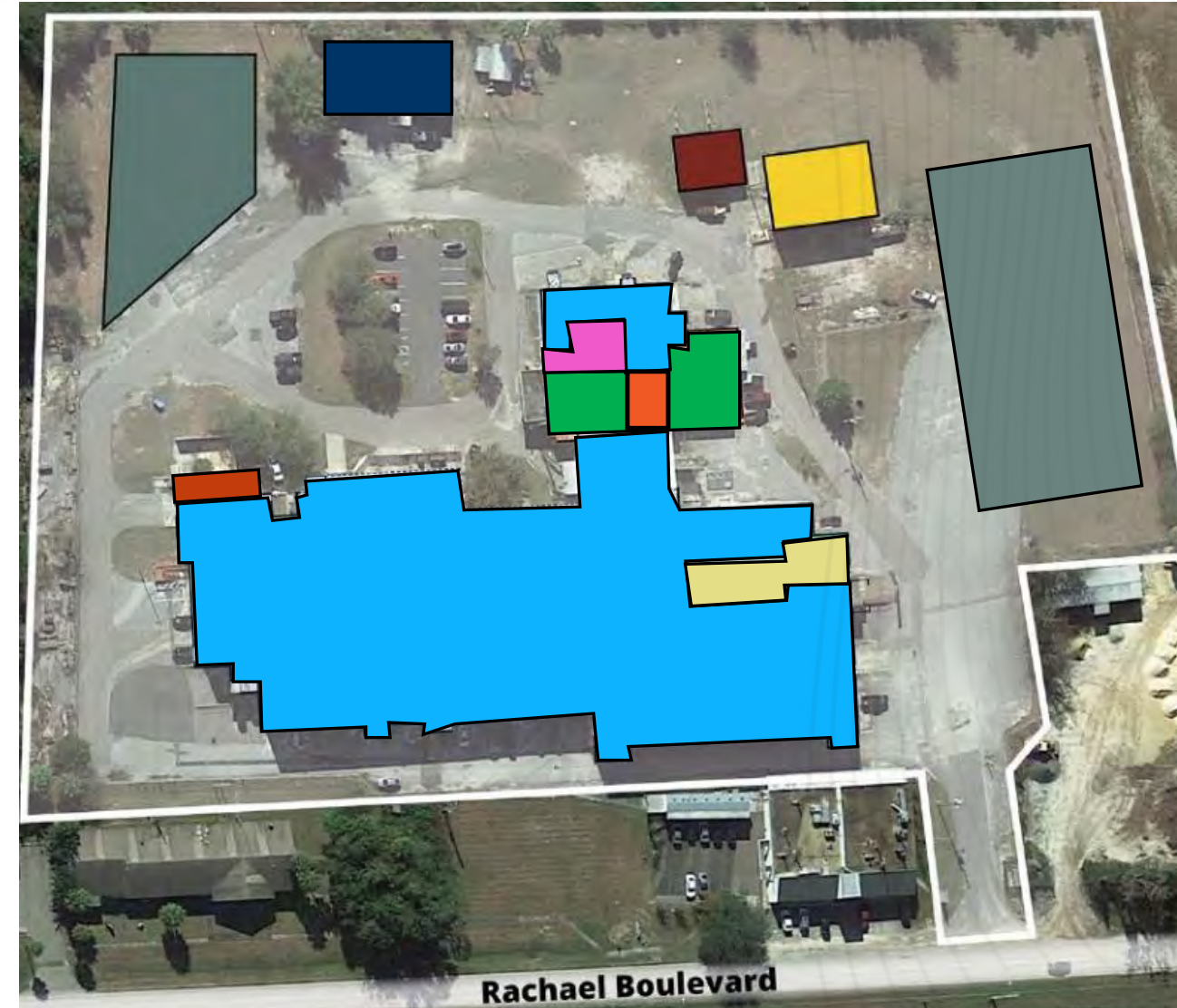


**Fire safety**  
Sprinkler system covers majority of leasable space

# SYNQUEST FLOOR PLAN



# TENANT OVERVIEW



- SynQuest Laboratories
  - Excess Land for Future Development
  - Sacred Threads
  - Apparel Printers
  - Alchem Laboratories
  - Lewis & Henley Landscape
  - Harlis D. Strickland
  - Matt Wroten
  - Vacant
- \*(2<sup>nd</sup> Floor) NCFL Model RR Club*

# RENT ROLL

## Property Rent Roll Copeland Park 3/1/2026

Summary	SF	% Occupied
Occupied Space	84,688	99%
Vacant Space	1,000	1%
Total Rentable Space	85,688	100%

Lease Name	Unit	Total SF	Lease From	Lease To	Renewal Opt.	Deposit	Last Mo. Rent	2026 Base Rent
Matt Wroten	13105	3,200	2/15/2026	2/14/2027		\$2,000.00		\$2,763.20
Sacred Threads	13301-A	3,100	2/1/2026	1/31/2027		\$1,500.00		\$2,150.00
Harlis D. Strickland	13301-B	960	6/1/2017	MTM	MTM Lease	\$350.00		\$527.85
<i>Vacant</i>	NE-14	500						\$0.00
Synquest Laboratories, Inc.	NE1-9	67,477	1/1/2016	12/31/2030				\$61,877.88
Lewis & Henley Landscape	NW-12	1,850	9/15/2020			\$500.00		\$995.00
Lewis & Henley Landscape	SW-11	500	4/1/2018	MTM				\$285.00
North Central Florida Model Railroad Club	SW-12	1,300	8/31/2020	8/31/2026		\$50.00	\$318.27	\$370.00
<i>Vacant</i>	SW-13	500		MTM				\$0.00
Alchem Laboratories Corporation	SW-7	801	1/1/2016	1/31/2026	MTM Lease			\$585.00
Mike Hofstetter dba Apparel Printers	SW1-3-6	5,500	11/1/2017	1/31/2027	2/1/27 - \$1,750 2/1/28 - \$1,850	\$350.00		\$1,650.00
Precision Lawn and Landscaping LLC	YARD		2/1/2018	MTM	MTM Lease			\$238.05
<b>Total</b>		<b>85,688</b>				<b>\$4,750.00</b>	<b>\$318.27</b>	<b>\$71,441.98</b>
								<b>\$857,303.76</b>

# 2026 PROFORMA FINANCIALS

## Proforma Cash Flow Copeland Park 3/1/2026

Account	Total	Comments
<b>Total Income</b>	\$857,303.76	2026 Gross Rental
<b>Operating Expenses</b>		
Management fees	\$25,719.11	3% of Total Income
Administrative	\$2,500.00	Tax prep, wi-fi, office supplies, misc.
Maintenance	\$22,000.00	Includes roof & carpentry repairs, fire alarm, porter, ext. pest
Utilities	\$2,200.00	Common area, ext. lights
Property Taxes	\$43,000.00	
Insurance	\$82,000.00	
<b>Total Operating Expenses</b>	<b>\$177,419.11</b>	
<b>Net Operating Income</b>	<b>\$679,884.65</b>	

# 10 YEAR CASH FLOW

## Ten Year Proforma Copeland Park 3/1/2026

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total	Assumption
Rental Income	\$857,303.76	\$883,022.87	\$909,513.56	\$936,798.97	\$964,902.93	\$993,850.02	\$1,023,665.52	\$1,054,375.49	\$1,086,006.75	\$1,118,586.96	\$9,828,026.84	Analysis Start Date January 1, 2026
<b>Total Income</b>	\$857,303.76	\$883,022.87	\$909,513.56	\$936,798.97	\$964,902.93	\$993,850.02	\$1,023,665.52	\$1,054,375.49	\$1,086,006.75	\$1,118,586.96	\$9,828,026.84	
<b>Operating Expenses</b>												
Management Fees	\$25,719.11	\$26,490.69	\$27,285.41	\$28,103.97	\$28,947.09	\$29,815.50	\$30,709.97	\$31,631.26	\$32,580.20	\$33,557.61	\$294,840.81	3% of Total Income
Administration	\$2,500.00	\$2,575.00	\$2,652.25	\$2,731.82	\$2,813.77	\$2,898.19	\$2,985.13	\$3,074.68	\$3,166.93	\$3,261.93	\$28,659.70	Based on historical performance. Years 2-10: +3% Increase
Maintenance	\$22,000.00	\$22,660.00	\$23,339.80	\$24,039.99	\$24,761.19	\$25,504.03	\$26,269.15	\$27,057.23	\$27,868.94	\$28,705.01	\$252,205.34	Based on historical performance. Years 2-10: +3% Increase
Utilities	\$2,200.00	\$2,266.00	\$2,333.98	\$2,404.00	\$2,476.12	\$2,550.40	\$2,626.92	\$2,705.72	\$2,786.89	\$2,870.50	\$25,220.53	Based on historical performance. Years 2-10: +3% Increase
Property Taxes	\$43,000.00	\$44,290.00	\$45,618.70	\$46,987.26	\$48,396.88	\$49,848.79	\$51,344.25	\$52,884.58	\$54,471.11	\$56,105.25	\$492,946.81	Based on 2026 Assesment
Insurance	\$82,000.00	\$84,460.00	\$86,993.80	\$89,603.61	\$92,291.72	\$95,060.47	\$97,912.29	\$6,058.99	\$4,793.25	\$70,620.50	\$709,794.64	3% Increase based on 2026 actual
<b>Total Operating Expenses</b>	\$177,419.11	\$182,741.69	\$188,223.94	\$193,870.65	\$199,686.77	\$205,677.38	\$211,847.70	\$123,412.46	\$125,667.33	\$195,120.80	\$1,803,667.83	
<b>Net Operating Income</b>	\$679,884.65	\$700,281.19	\$721,289.62	\$742,928.31	\$765,216.16	\$788,172.65	\$811,817.82	\$930,963.03	\$960,339.43	\$923,466.16	\$8,024,359.01	

# LIFE SCIENCE & INNOVATION

Progress Park in Alachua is home to over 30 companies, with two-thirds in the bioscience or biotech industries. Nearly 1,200 people work there, making it a major hub for innovation and life sciences research in North Central Florida.

Located within Progress Park, UF Innovate | Sid Martin Biotech is a globally recognized biotech incubator. It offers fully equipped labs and business support, and has been ranked the world's top incubator by the International Business Innovation Association since 2018.

Gainesville's Innovation District sits between downtown and the University of Florida. It connects startups, research institutions, and established companies in a vibrant, walkable setting that supports entrepreneurship and collaboration.

Also in the Innovation District, UF Innovate | The Hub provides wet labs, light manufacturing, and office space for startups. It supports entrepreneurs with mentoring, advising, and educational programs to help grow their businesses.

The Santa Fe College Perry Center in Alachua trains students in biotechnology and emerging tech fields. The 30,000-square-foot facility features modern labs and classrooms designed to prepare students for careers in high-demand industries.

Foundation Park, built in 2016 across from Progress Park, is fully leased to biotech companies like AGTC, UF Biotility, and Avanti Bio. The 43,833-square-foot building supports the continued growth of the life sciences sector in the region.



# HEALTH CARE & EDUCATION

UF Health Shands Hospital, affiliated with the University of Florida, is a premier academic medical center offering comprehensive care across over 100 specialties. With more than 1,000 beds, it encompasses facilities like the Shands Children's Hospital, Cancer Hospital, Neuromedicine Hospital, and Heart & Vascular Hospital. As a Level I trauma center, Shands is nationally ranked in multiple adult and pediatric specialties and serves as a key training site for UF's health colleges.

HCA Florida North Florida Hospital is a 523-bed acute care facility providing a wide range of services, including cardiovascular care, oncology, orthopedics, and women's health. Notably, it hosts the Sarah Cannon Transplant and Cellular Therapy Program, offering advanced treatments for blood cancers.

The Malcom Randall VA Medical Center serves as a critical healthcare provider for veterans. It offers primary and specialty care services, including mental health, oncology, and rehabilitation. The center is also a hub for medical research and education, affiliated with the University of Florida, and features programs like the Virtual Environments for Therapeutic Solutions (VETS) to aid veterans' reintegration into civilian life.

SF SANTA FE COLLEGE

UF UNIVERSITY OF FLORIDA

Santa Fe College in Gainesville has grown from a community college into a nationally acclaimed four-year institution. The college now offers bachelor's degrees in nursing, biotechnology, and management, meeting local workforce demands. With strong student support, affordable access, and close ties to UF and local industries, Santa Fe plays a key role in regional education and economic growth, proving the power of adaptive, community-driven higher education.

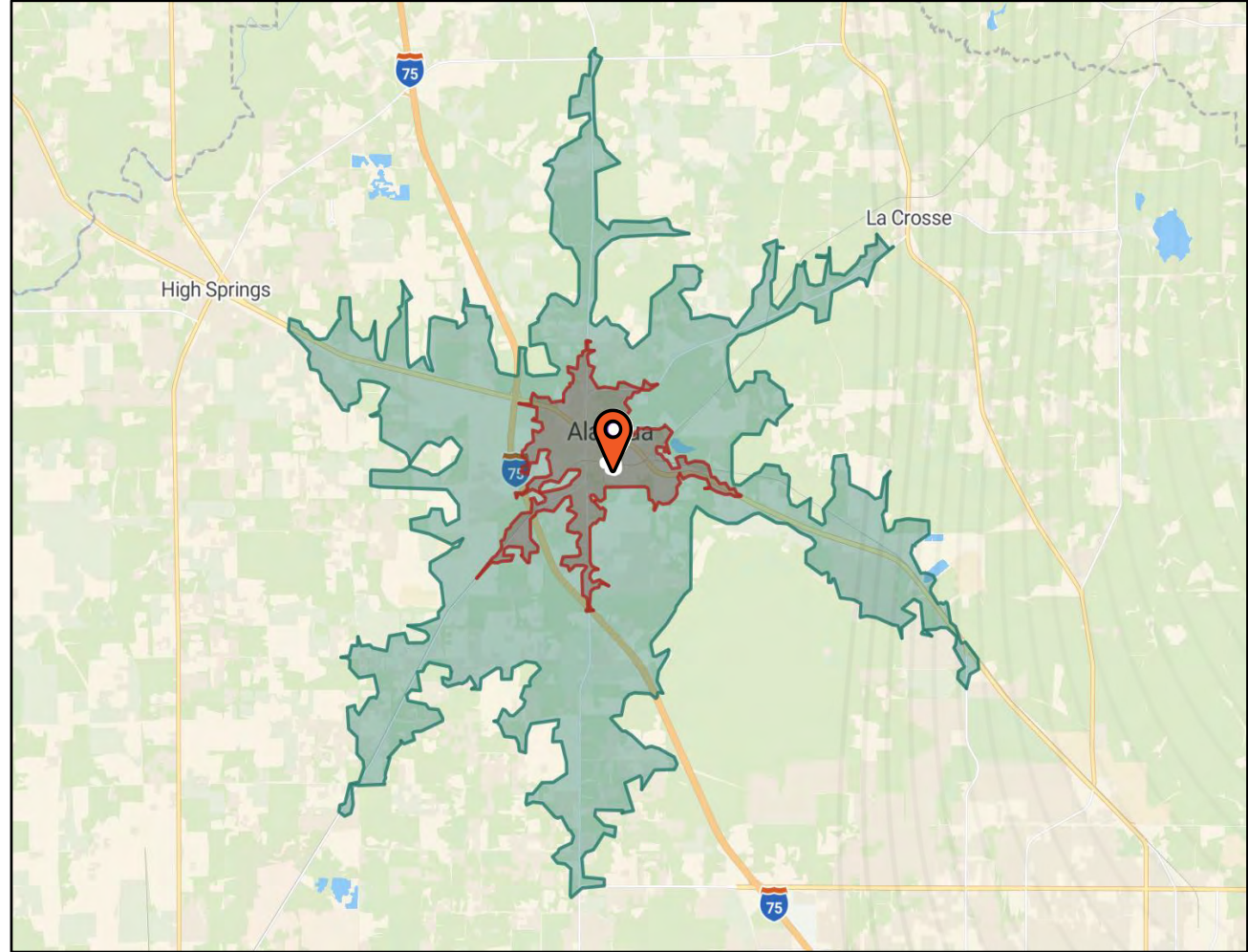
The University of Florida (UF) in Gainesville is a top-tier public research university and a driving force in Alachua County's growth. Internationally recognized for excellence in engineering, health sciences, agriculture, and business, UF attracts global talent and fuels innovation through world-class research and tech transfer. Its partnerships, startups, and outreach programs help shape Gainesville into a vibrant, knowledge-based economy. As UF climbs global rankings, it remains central to the region's identity and development.



# PROGRESS DISTRICT MAP



# ACCESSIBILITY



Location	Distance	Time
I-75	2.1 Miles	4 Minutes
University of Florida	14 Miles	23 Minutes
Gainesville Airport	16 Miles	24 Minutes
Downtown Gainesville	15 Miles	24 Minutes
Ocala	53 Miles	54 Minutes
I-10	40 Miles	43 Minutes
Jacksonville	73 Miles	1 Hour 22 Minutes
Orlando	117 Miles	1 Hour 45 Minutes
Tampa	145 Miles	2 Hours 10 Minutes



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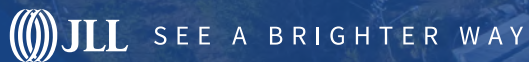
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