




For lease

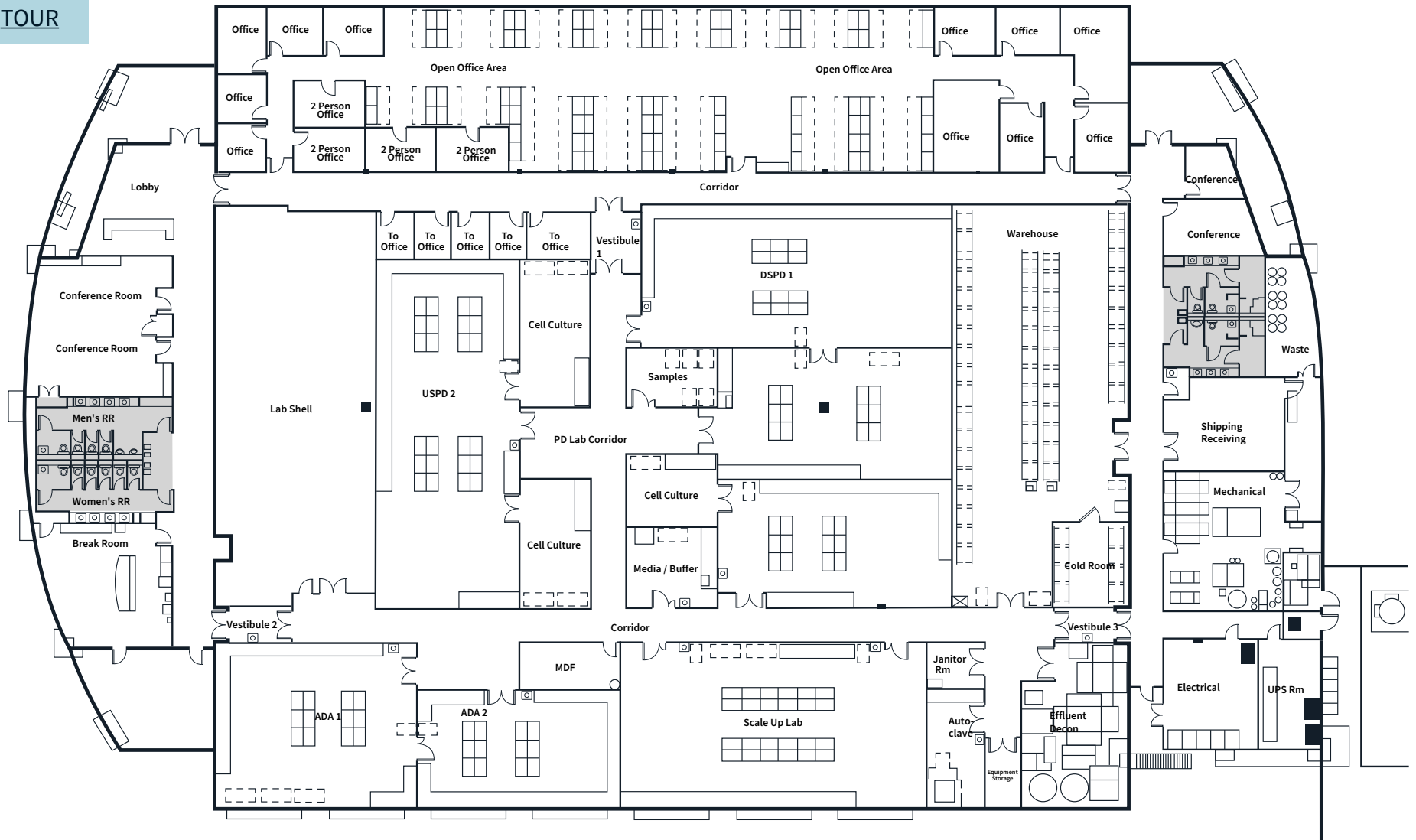
New Life Sciences Facility in Florida's Research Triangle

13141 NW Nano Ct.
Alachua, FL 32615

 **JLL** SEE A BRIGHTER WAY

Floor Plan

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Building highlights:

- 42,500 SF plug and play building with lab and office space
- 15 private offices
- 74 workstations
- Large 30-seat conference room
- 2 small conference/huddle rooms
- Fully equipped with casework and furnishings
- Break room with outdoor seating area
- Power - Luke - 3000A 480/277V
- HVAC specs - 12 Units with approximately 260 Tons, (3) Air Cooled Chillers, (3) Boilers, General and Fume exhaust systems
- Generator - (2) 750KW Enclosed Cummins Diesel Generators with (2) 7,860gal belly fuel tanks
- Clear height - Roof Decking is at 18' in the center and 17' at eaves, with clear height below bar joist leaving around 15' in the center. Ceiling heights are mostly 10' in Lab areas, with a few room/areas having 12' and 15' spaces for larger equipment.
- Loading docks - (1) Ground level loading bay with a 12' x 10' roll-up door
- Gas - 3" service to building
- Water Line - 4 in. with high flow meter
- High Purity Water System - RODI with Softener System









Alachua County

The Alachua County and Gainesville MSA encompasses a vibrant region in north-central Florida with distinct economic, demographic, and cultural characteristics.

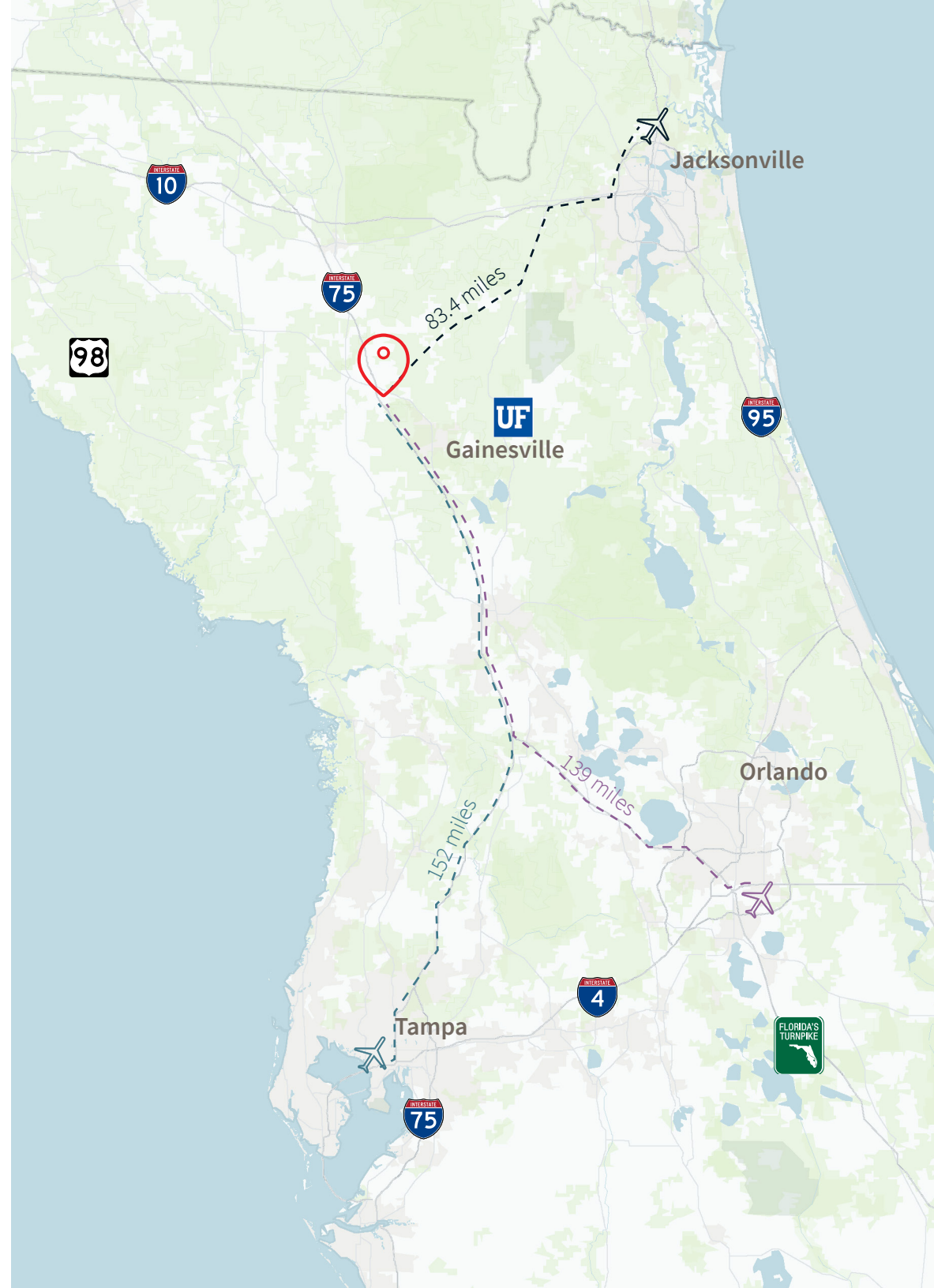
The University of Florida, located in Gainesville, is one of the nation's largest public research universities and serves as the primary economic engine for the region. The university employs thousands of faculty and staff, attracts significant research funding, and shapes the area's educational and cultural landscape.

Gainesville's economy is unusually diverse for a college town, with healthcare, education, and technology providing substantial employment beyond the university. Major employers include UF Health Shands Hospital, the VA, and biotechnology firms emerging from university research.

Population growth has consistently outpaced comparable university towns, driven by student enrollment and professional in-migration attracted by employment opportunities and quality of life. Growth extends into suburban areas and neighboring communities, reflecting sunbelt migration trends while maintaining distinct characteristics from Florida's larger metros.

The population is notably younger and more educated than Florida's average. A significant portion holds bachelor's or advanced degrees, supporting a knowledge-based economy and progressive civic culture shaped by the university's influence.

Gainesville Regional Airport provides commercial service connecting the MSA to major hubs, though many residents use Orlando or Jacksonville airports for broader flight options. The region's location along Interstate 75 provides strong north-south connectivity through Florida.





Florida has quietly evolved from a state known primarily for healthcare delivery and tourism into a top-tier powerhouse for life sciences, biotechnology, and medical devices.

Florida's life sciences footprint has a unique shape compared to legacy hubs like Boston or San Francisco. The Gainesville/Alachua MSA is a booming biotechnology startup incubator zone fueled directly by the University of Florida.

#2

Medical Device
Manufacturing

#2

Pharmaceutical
Manufacturing

#4

Biotech R&D
Establishments

#4

Clinical Trials

#3

Healthcare Provider
Concentration

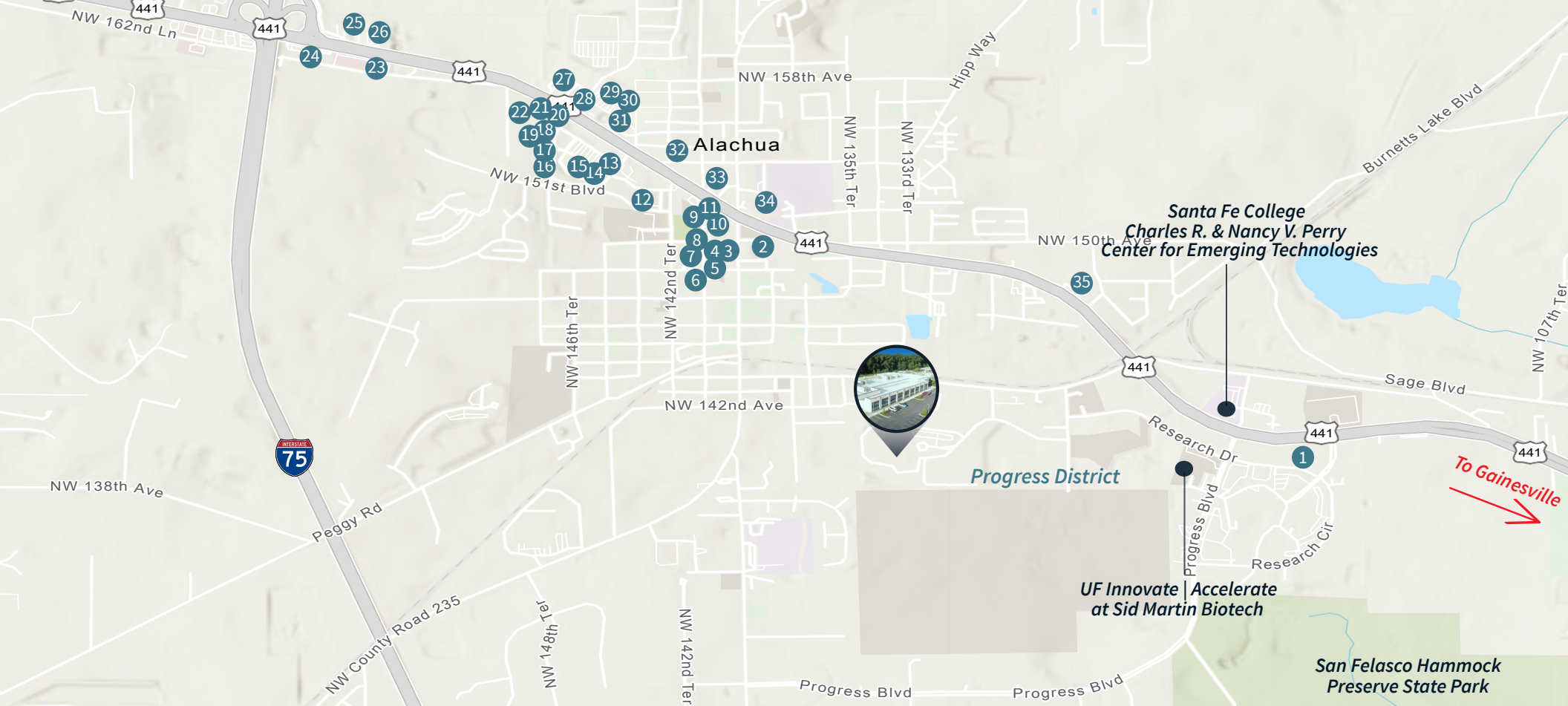
#4

State Government
R&D Spend

Nearby Biotech & Life Science Facilities

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NEARBY AMENITIES

- | | | |
|------------------------------------|--------------------------------|-------------------------------|
| 1. The Kookaburra Alachua | 10. CVS | 19. The UPS Store |
| 2. Chevron | 11. Dollar General | 20. Dominoes Pizza |
| 3. Alachua Sports Pub | 12. US Postal Service | 21. Kumo Hibachi & Sushi |
| 4. Makitori Sushi & Yakitori | 13. Taco Bell | 22. Moe's Southwest Grill |
| 5. The Ice Cream Vault | 14. Subway | 23. BP |
| 6. Southern Taste | 15. Rose Garden Restaurant | 24. McDonald's |
| 7. Conestogas Restaurant | 16. NY Pizza Plus | 25. Waffle House |
| 8. Nori Nite Sushi | 17. Anytime Fitness | 26. Sonny's BBQ |
| 9. Bev's Better Burgers of Alachua | 18. El Toro Mexican Restaurant | 27. Popeyes Louisiana Kitchen |

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|-------------------------------|
| 28. Mi Apa Latin Cafe |
| 29. Cilantro Tacos |
| 30. Doxa Coffee Co. |
| 31. Dollar Tree |
| 32. Pizza in the Neighborhood |
| 33. Walgreens |
| 34. Circle K |
| 35. Brown's Country Buffet |

PROGRESS DISTRICT

The Progress District in Alachua, Florida, is a premier 800-acre bioscience hub recognized as one of the largest life science clusters in the southeastern United States. Strategically located just off US-441 near Interstate 75, the park blends specialized research laboratories, corporate offices, and manufacturing facilities in a campus-like setting. It serves as a vital economic engine for North Central Florida, fostering a collaborative ecosystem where global biotechnology firms, innovative startups, and University of Florida spin-offs thrive side by side.

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