

US Former Energizer Manufacturing Facility + 27 MW (Dedicated On-Site Substation)



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(Dedicated On-Site Substation)

The property presents a rare industrial land and heavy-power acquisition opportunity situated within north-central Florida’s primary commerce and research corridor. The facility offers significant existing utility infrastructure, substantial acreage for campus-style expansion, and an aggressive power capacity profile capable of supporting high-intensity industrial or compute operations.

Key Metric	Property Detail	Strategic Implication
Site Area	104 Gross Acres	Sufficient footprint for multi-building expansion, phased development, or large-scale yard requirements
Current Power	27 MW (Dedicated On-Site Substation)	Immediate bypass of standard utility queue wait times (typically 24–48 months)
Expansion Power	Scalable to 57 MW	Path toward hyperscale-adjacent compute or heavy manufacturing
List Price	\$16,500,000	~\$158,654/acre (inclusive of all existing site improvements and power assets)

TARGET PRICE
\$16,500,000

GROSS REVENUE
\$0

EBITDA
\$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261178

Infrastructure & Critical Utility Profile

- **Dedicated Power Delivery:** The on-site electrical substation provides direct, high-capacity throughput, isolating operations from standard distribution congestion.
- **Immediate vs. Future Load:** 27 MW is readily serviceable for near-term commissioning, with engineering pathways identified to scale transmission access up to 57 MW.
- **Logistics & Accessibility:** Frontage along US Highway 441 provides direct access to Interstate 75 (Alachua/Gainesville hub), facilitating freight transit and workforce accessibility from the Greater Gainesville/University of Florida talent pool.

Preliminary Alignment & Next Steps

This asset aligns with clients seeking rapid speed-to-power delivery where standard greenfield utility timelines are unviable.

1. **Utility Capacity Verification:** Request formal load letters and interconnect agreements with the serving utility (Duke Energy or local cooperative) to verify current breaker/transformer ratings and timeline requirements to achieve the 57 MW threshold.
2. **Environmental & Structural Due Diligence:** Review Phase I/II Environmental Site Assessments (ESAs) relative to historical battery manufacturing use, alongside building floor load ratings and clear heights.
3. **Zoning & Permitting Review:** Confirm municipal entitlements within Alachua County for target end-use classification (e.g., Light/Heavy Industrial, Data Center, Specialized Manufacturing).

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