

LEASE OFFERING MEMORANDUM

80,000 SqFt of M1 With A/C, 12 Dock-High Bays
Industrial Property For Lease

1900 SW 38th Ave.
Ocala, FL 34474

\$8/Sq Ft NNN

PRESENTED BY

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SECTION I: EXECUTIVE SUMMARY

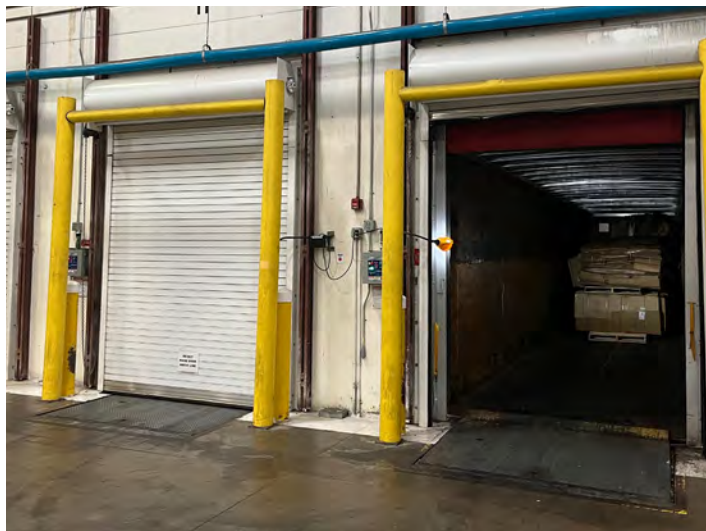
Ideal Ocala industrial location near I-75 in Ocala. This well-equipped 80,000 Sq Ft distribution M1 zoning space has pallet racking and sprinkler system installed. The completely air-conditioned facility makes it ideal for employee comfort and food-grade products as the building is SQF certified (Safe Quality Food Program). The space is set up with 2 offices, 2 bathrooms and a break room. This is part of a larger 200,000 Sq Ft building and will have a demising wall in place for complete security and privacy. The space is equipped with 12 (10 ft) dock-high doors on the north side of the building. There is one (16 ft) roll-up dock door with ramp. The ceiling is 24 ft clear height. Equipped with 2 phase power (115/220) and motion-sensor LED aisle lighting. There is ample employee and truck parking available with 100-ft truck court depth, and the property is fenced and gated. Available for sub-lease immediately.

MONTHLY COSTS

Base Rent:	\$53,333.33
Property Tax:	\$5,046.16
CAM:	\$500

HIGHLIGHTS

- Sprinkler System, A/C, 12 Bays
- SQF Certified (Safety Quality Food)
- 2 Phase Power, Fenced Property



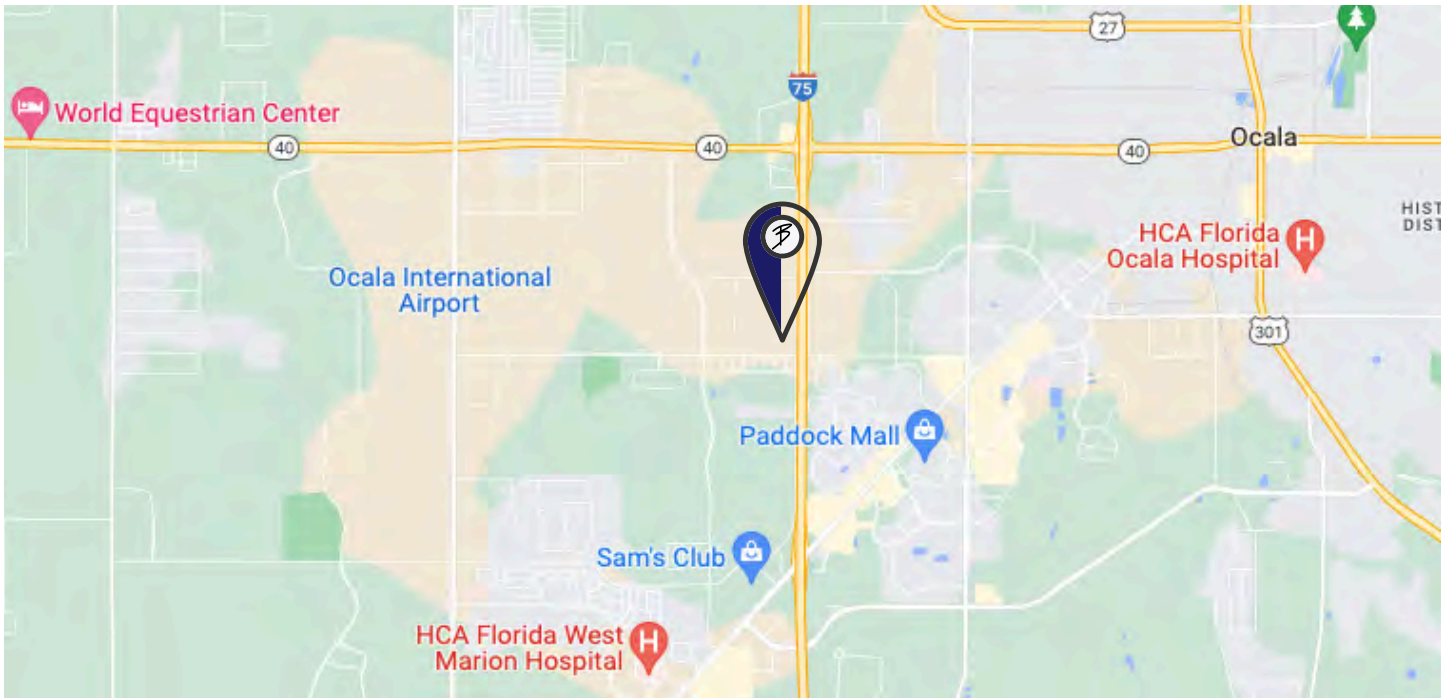
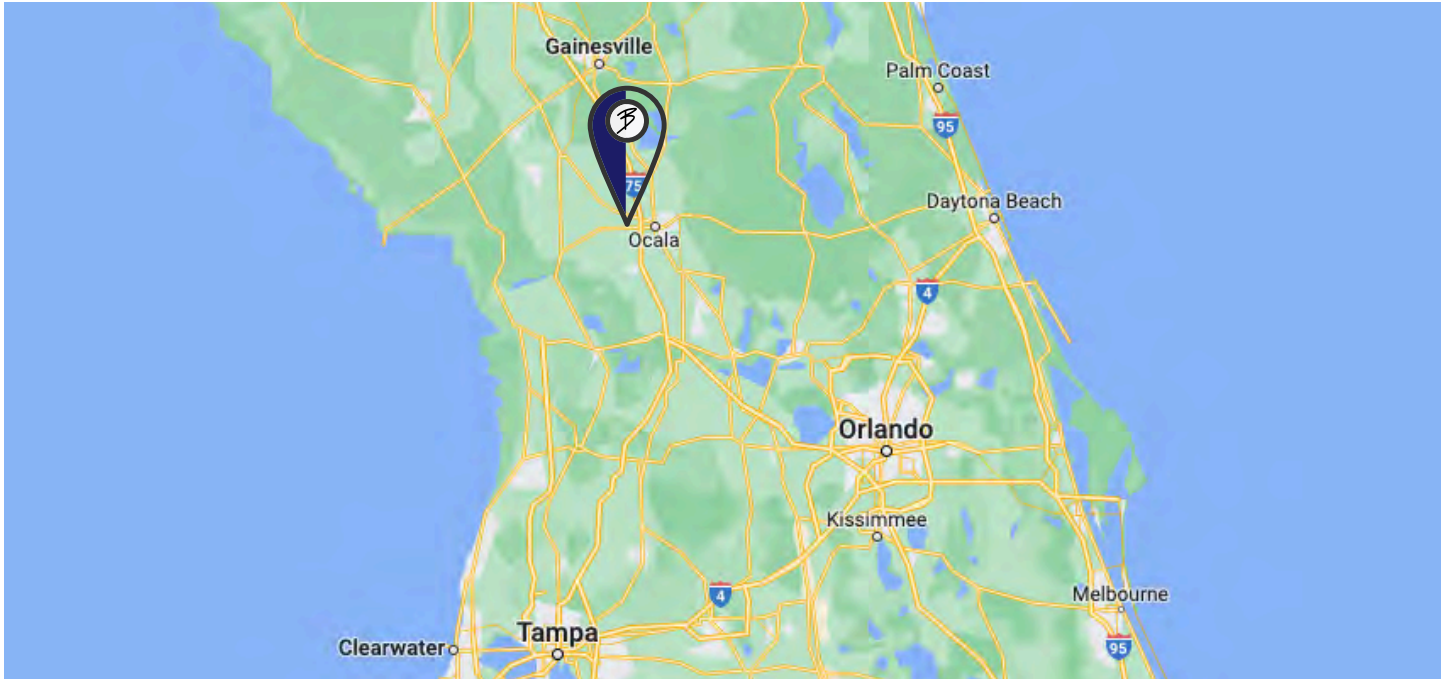
Electricity: Space is individually metered and sub-tenant would pay that amount in full. (Approximately \$1000-\$2900/month depending on season). If using the AC a \$4000 per month pro rata share will be billed to sub tenant as the AC is on the tenant's meter of the warehouse.

Property Insurance: Sub-Tenant Would have to meet the same insurance requirements as the tenant. Tenant would maintain coverage of the full building and boiler and machinery coverage. Sub-tenant would be required to provide coverage of their own inventory as well as any betterments and improvements made to the sublease space. Tenant would need to be listed as an additional insurer on subtenants liability policies, preferably with a waiver of subrogation endorsement provided as well.

SECTION II:
PHOTOGRAPHY



SECTION III:
LOCATOR MAP






SECTION IV:
BOYD REAL ESTATE TEAM



Erin Freel, CCIM
Broker Associate

Erin is an entrepreneur, author, award-winning Realtor®, Triathlete, and IronMan.

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Fewer than 10 percent of commercial real estate professionals are CCIMs, or Commercial Certified Investment Members, and that 10 percent averages 42 percent more transactions annually than typical brokerage specialists.

For over 50 years the CCIM designation has been the gold standard for commercial real estate professionals, including appraisers, brokers, asset managers, developers, lenders, investors, and other allied professionals. In her words:

"It's important that when dealing with someone's life savings or group investor amounts that may run into the millions of dollars, a lot is at stake. These types of buying or selling negotiations need to be accurate with comps and calculations. All of that requires a high level of trust. For me, putting in the long hours of studying and training for the CCIM was a commitment to earn the trust of my clients, create maximum value for their commercial real estate portfolios, and continue on a path of life-long learning through the CCIM organization programs."

Erin is a University of Florida graduate, Ironman triathlete, avid traveler and married to Nicolas Blaser, Market President of Cogent Bank, Northwest Florida.






Joe Krim

Broker, Boyd Real Estate

Joe Krim is that rare person whose abilities span the typical gap between right and left brain

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 joe-krim

At work we all wear a lot of hats and do what needs to be done, regardless of the resources at hand. Multi-tasking is second nature to people in our company. Since my background includes construction, electrical, concrete, and mobile home manufacturing, I get to be hands-on a lot, which I enjoy.

Joe has now served the real estate development firm for over two decades in project management, development, leasing, and sales of commercial properties. Over the years, he has eagerly embraced new technologies (like drones) and brought his incredibly sharp problem-solving skills to bear on every project with which he's been involved — both short and long term — in conjunction with an ever-evolving team of professionals.

It takes years to hone the skills necessary for navigating the entitlement process and to establish relationships with architects, engineers, attorneys, and county planners and officials to help property owners bring their projects through the development process. This is a business built on trustworthy connections. Joe has carefully developed solid, workable, and lasting ones that benefit his profession, the local economy, and the entire community. He's also been a board member and chairman of the Marion County Code Enforcement Board since the late 1990s.



Boyd is building a better community through smart and strategic growth, collaborative efforts, fair dealings and philanthropic endeavors. The Boyd Group comprises of five thriving divisions including commercial sales/brokerage, commercial development, industrial development, property management, and residential sales.



Land Development



Commercial



Industrial Development

The Boyd Group has developed over 20,000,000 Sq Ft of office, retail, industrial and multi-family properties. The Brokers at Boyd Real Estate list and sell some of Central Florida's most coveted commercial properties, because of expertise, experience and relationships. We manage over 500,000 Sq Ft of income-producing real estate, working with landlords, HOA/POA's, tenants and leases. Your problems are our pleasure.



Downtown Redevelopment



Property Management



Build to Suit

