

FOR LEASE

OCALA FLEX WAREHOUSE & OFFICE SPACE

7355 SOUTHWEST 38TH
STREET UNIT 201

Ocala, FL 34474

PRESENTED BY:

SHEA R. BOOSTER

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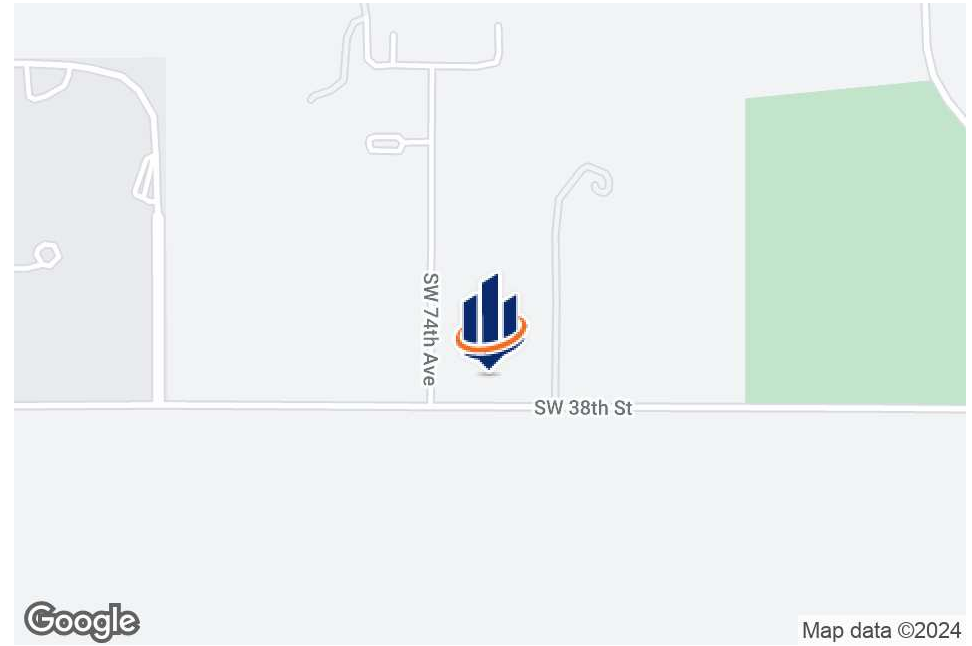
ALI MANEKIA, CCIM, SIOR

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FL #SL3347290





OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
CAM AMOUNT:	\$2.50/FT
BUILDING SIZE:	30,733 SF
AVAILABLE SF:	2,800 SF
LOT SIZE:	1.17 Acres
YEAR BUILT:	2001
RENOVATED:	2020
ZONING:	M-2
MARKET:	Ocala
APN:	23824-002-03

PROPERTY OVERVIEW

2800 ± SF of Flex - Office / Warehouse for lease. Unit features Air Conditioned office with private rest room.

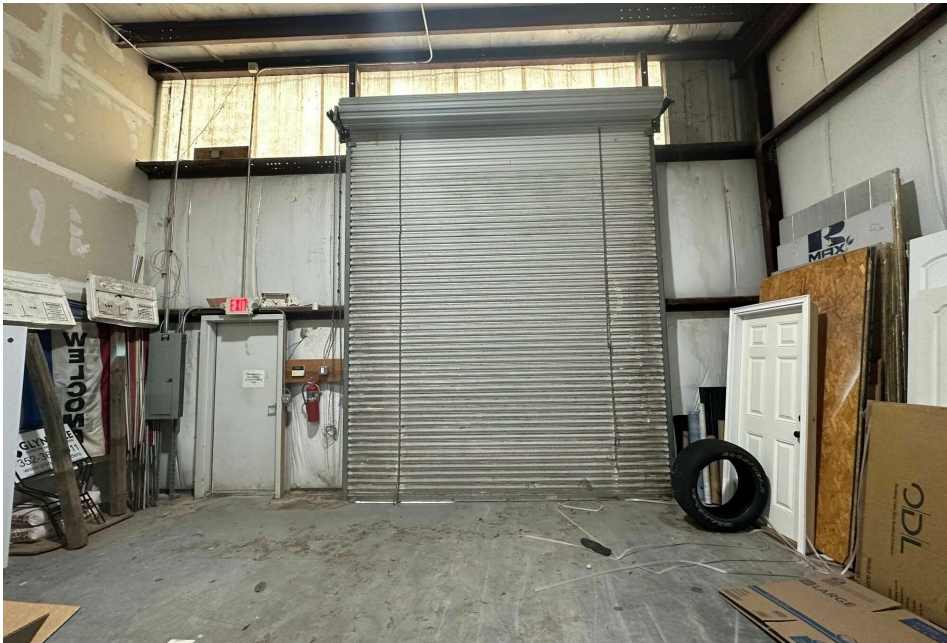
PROPERTY HIGHLIGHTS

- Recently updated
- LED lights
- High Ceilings
- Overhead door
- Road Frontage: 210 ± FT



LOCATION DESCRIPTION

Flex Office / Warehouse for lease in desirable Ocala. This 2800 ± FT features recently updated unit with air conditioned office spaces, breakroom - open room, and private restrooms and LED lights. Situated in established business park across from Calesa, a new residential community and across from the FAST (Florida Aquatics Swimming & Training). This property is within minutes to the World Equestrian Center with easy access to I-75 and 30 minutes from The Villages.





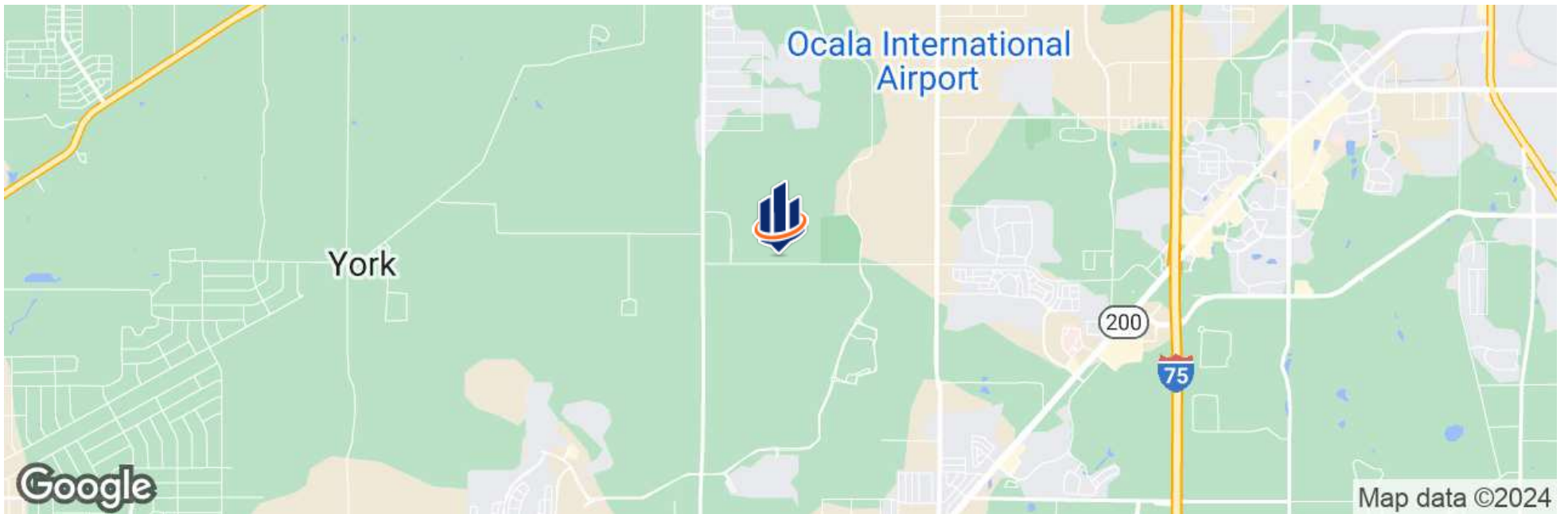
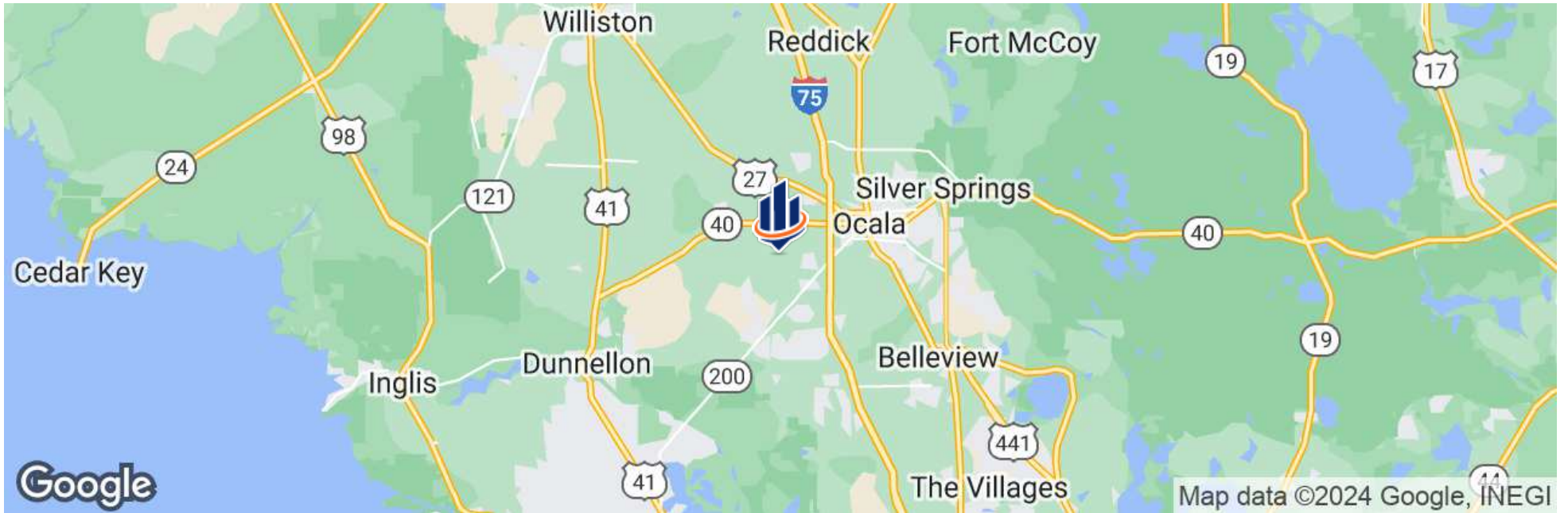
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,800 SF	LEASE RATE:	\$11.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

Unit 201	Available	2,800 SF	NNN	\$11.00 SF/yr	Flex Office - Warehouse unit for lease in desirable part of Ocala, across from Calesa - a new residential community.
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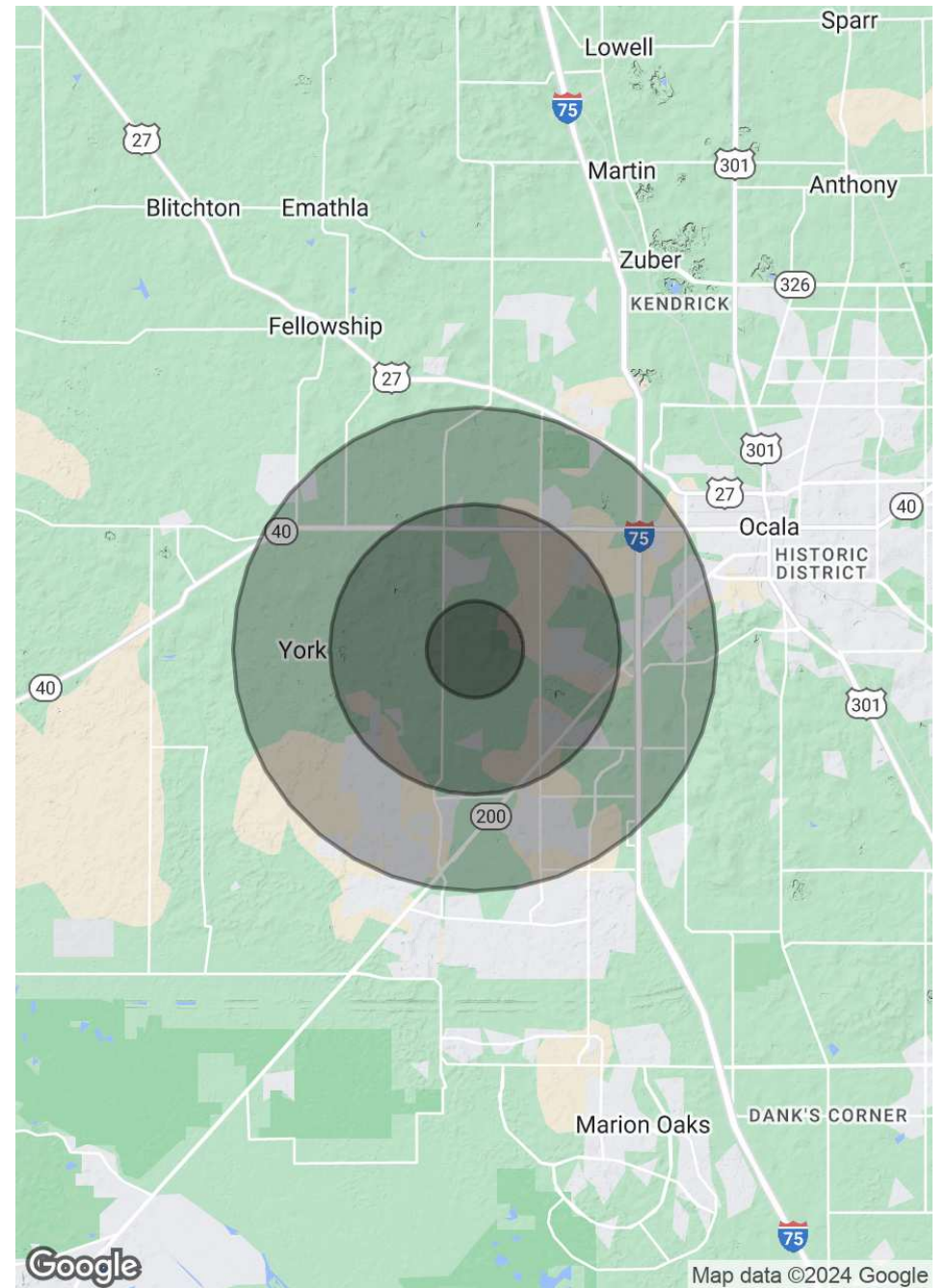
POPULATION

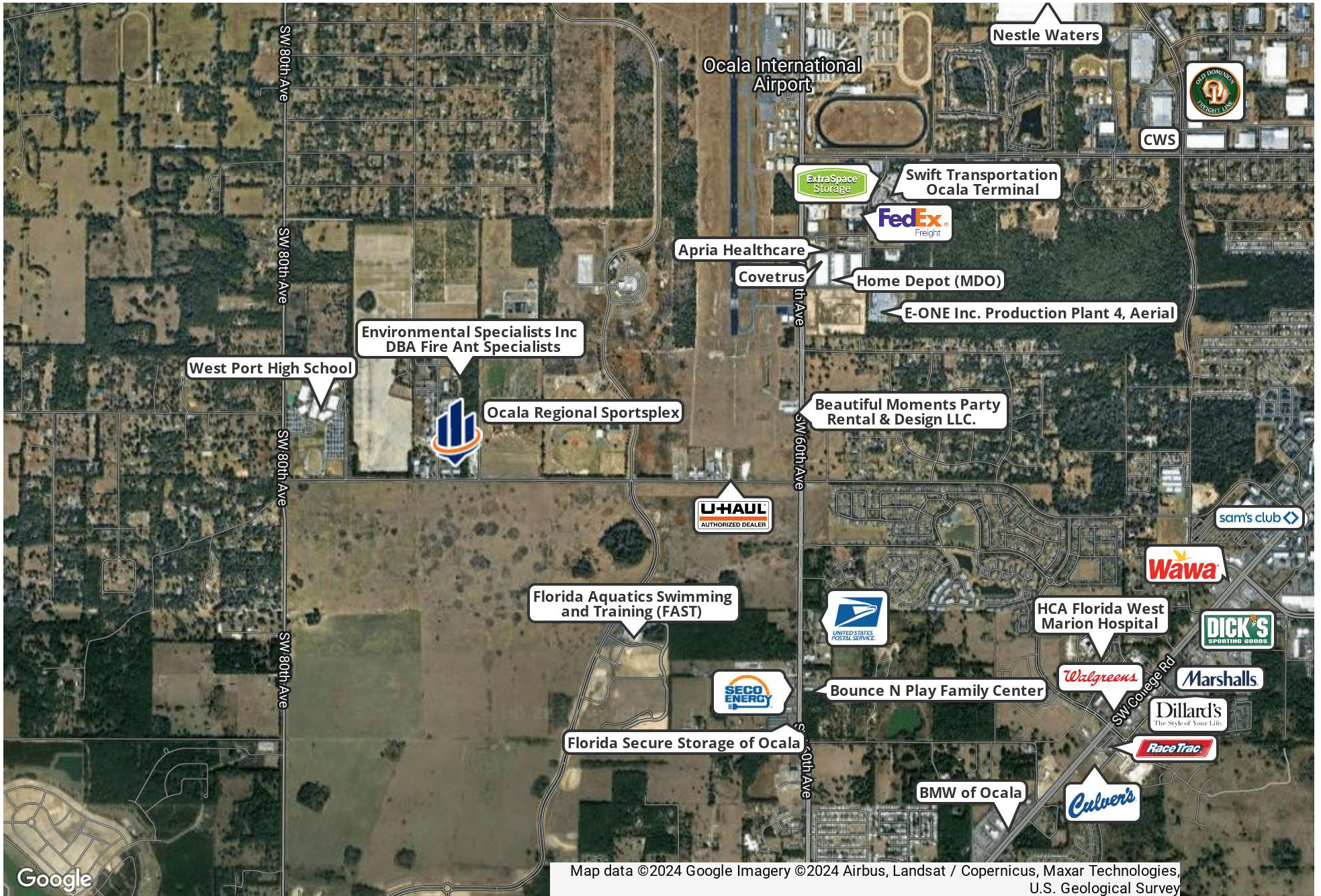
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	743	11,778	42,119
AVERAGE AGE	54.2	51.7	52.1
AVERAGE AGE (MALE)	44.1	49.0	50.8
AVERAGE AGE (FEMALE)	60.4	53.6	54.5

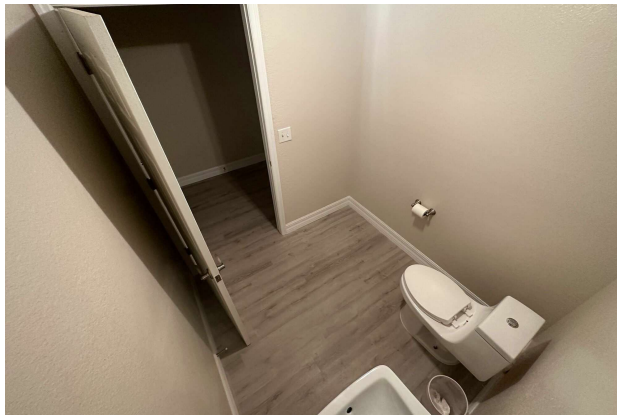
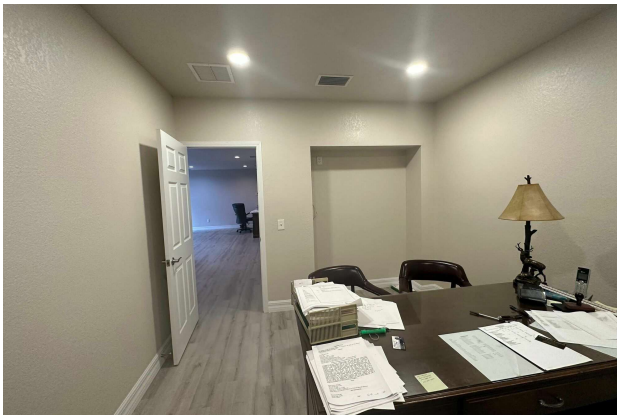
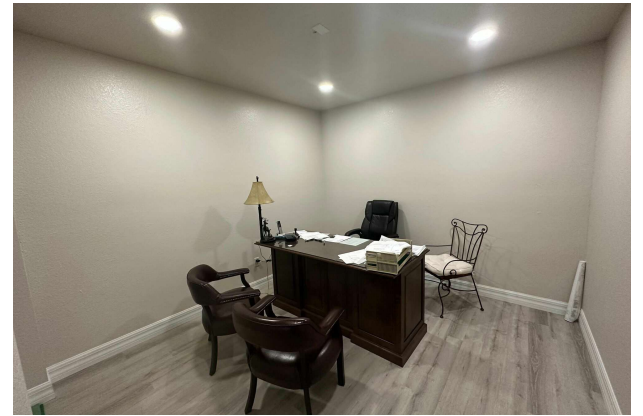
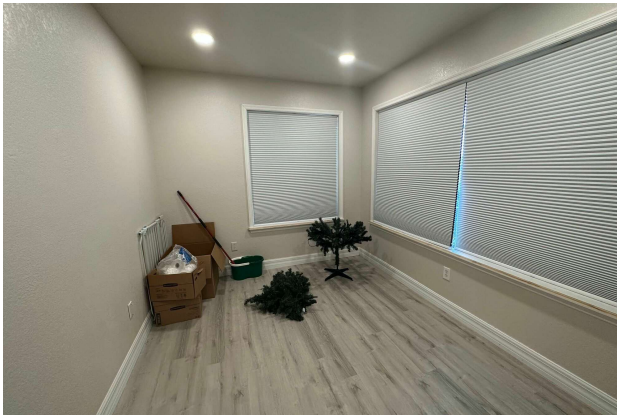
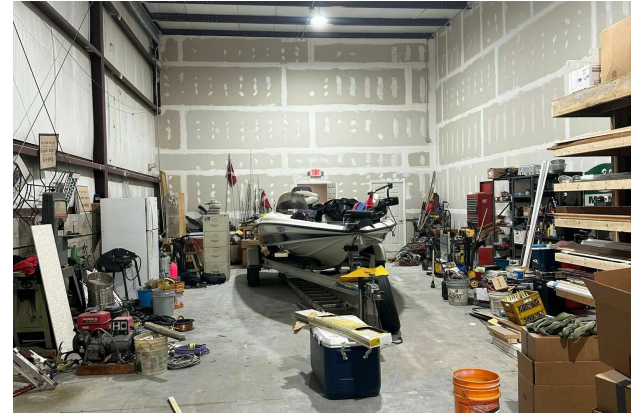
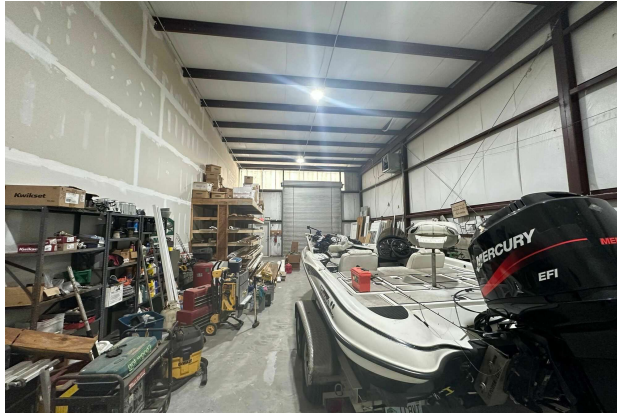
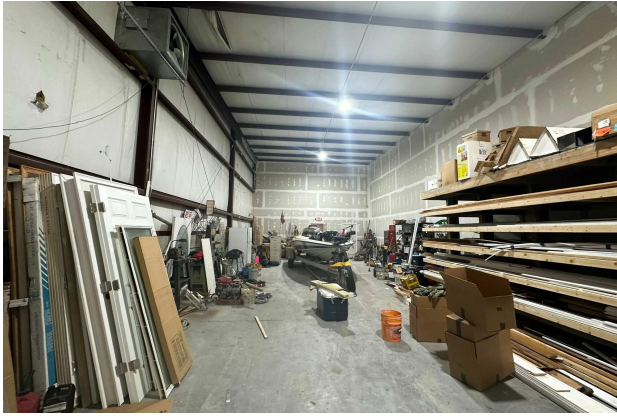
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	432	6,097	21,312
# OF PERSONS PER HH	1.7	1.9	2.0
AVERAGE HH INCOME	\$57,728	\$62,911	\$60,894
AVERAGE HOUSE VALUE	\$164,650	\$172,742	\$180,238

* Demographic data derived from 2020 ACS - US Census









ALI MANEKIA, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at SVN | Saunders Ralston Dantzler. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM [Certified Commercial Investment Member] and SIOR [Society of Industrial and Office Realtors] designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces

EDUCATION

- State University of New York at Old Westbury - BSC in Business Administration



SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts "People First."

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the "Swamp," Shea was extremely involved on campus. He was President of the University of Florida's Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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