

FAIRBANKS PLAZA

1720 NW 4TH AVE OCALA, FL 34475

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	1,920 - 14,971 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	3.06 Acres
Year Built:	2004
Building Size:	26,474 SF
Zoning:	B4
Market:	Industrial/Warehouse
Traffic Count Street:	18,000 AADT

PROPERTY OVERVIEW

Multiple office and warehouse spaces are available just off Pine Ave/Hwy 441 in Ocala. Excellent location. Ideal for a construction company or the like, church or storage. Zoning is B4 and M1. Bldg A in the front has a combined warehouse space of 6645 in three units that can be combined or used separately - 3213 SF, 1716 SF, 1716 SF. The office spaces that are located in the front of the warehouses are as follows:

Office Unit 101 - 1270 SF
Office Unit 102 - 1247 SF
Office Unit 103 - 1257 SF
Combined 3774 SF

Total combined office and warehouse on the left side is 10,419 SF, Total right side showroom with office is 4552 SF for a combined space of 14,971.

Bldg B is 9600 SF

There are 5 units at 1920 sf with 12 x 12 office and a bathroom.

Four units are available for lease each with doors that are 12 ft wide X 14 ft high
Units are 200, 201, 202, 203, 204. Unit 201 is leased to car detail shop.

PROPERTY HIGHLIGHTS

- Very Flexible space
- Office and Warehouse

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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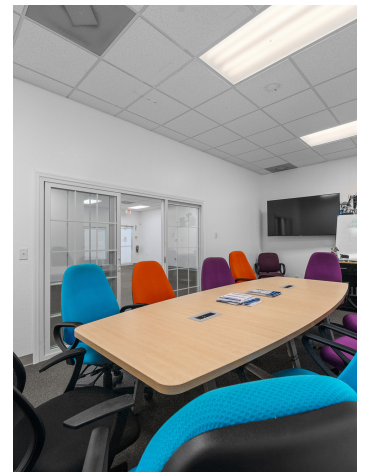
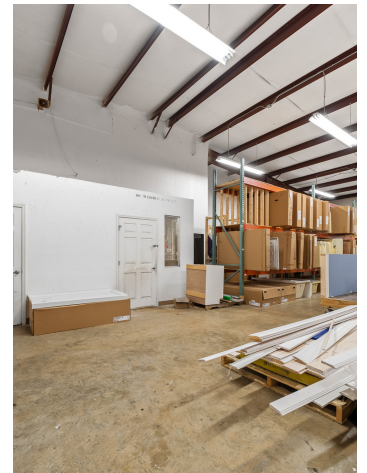
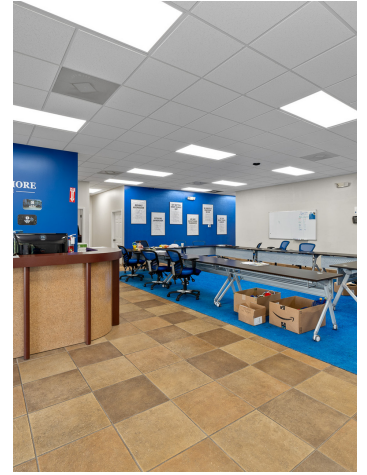


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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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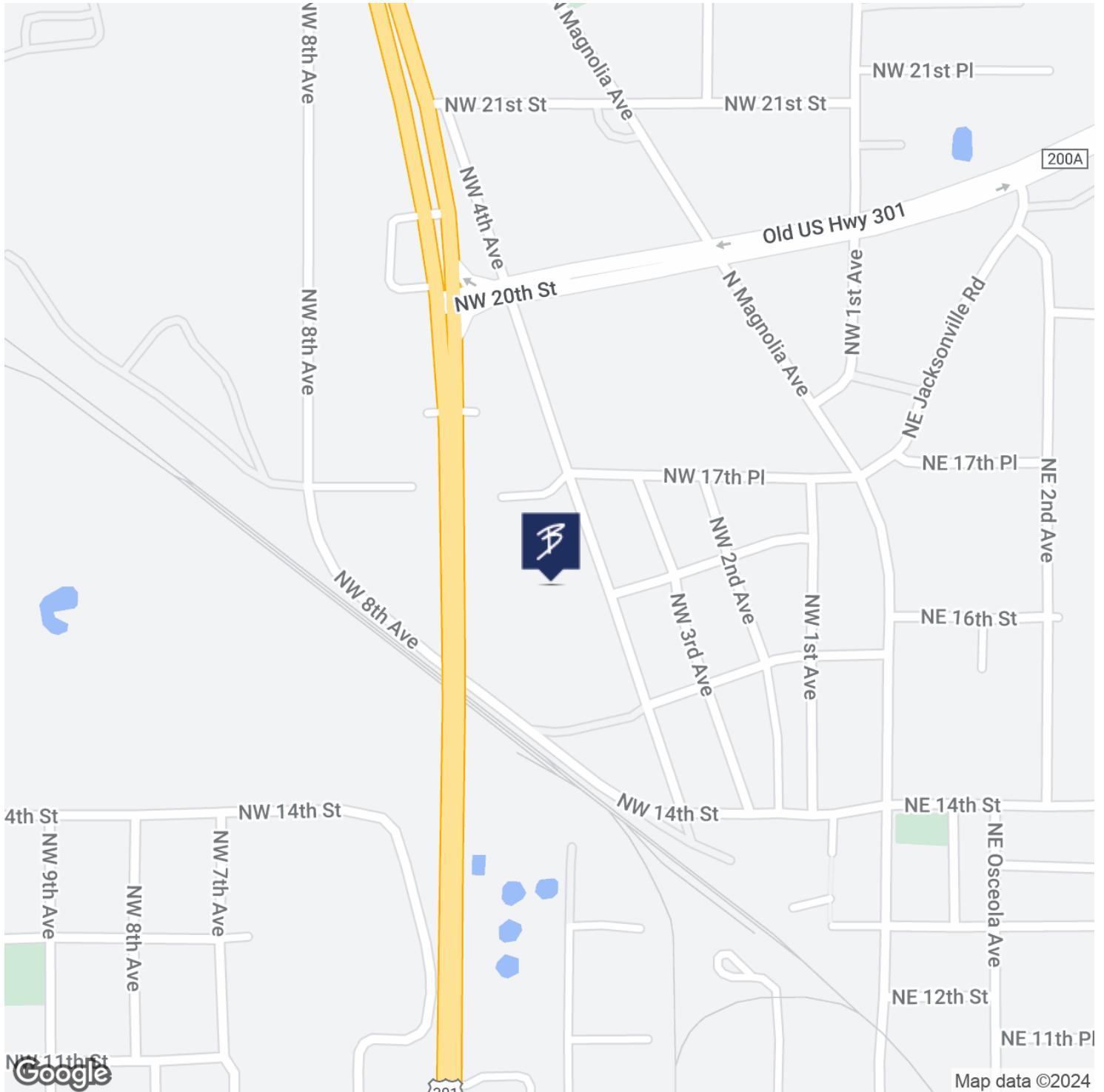


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LOCATION MAP

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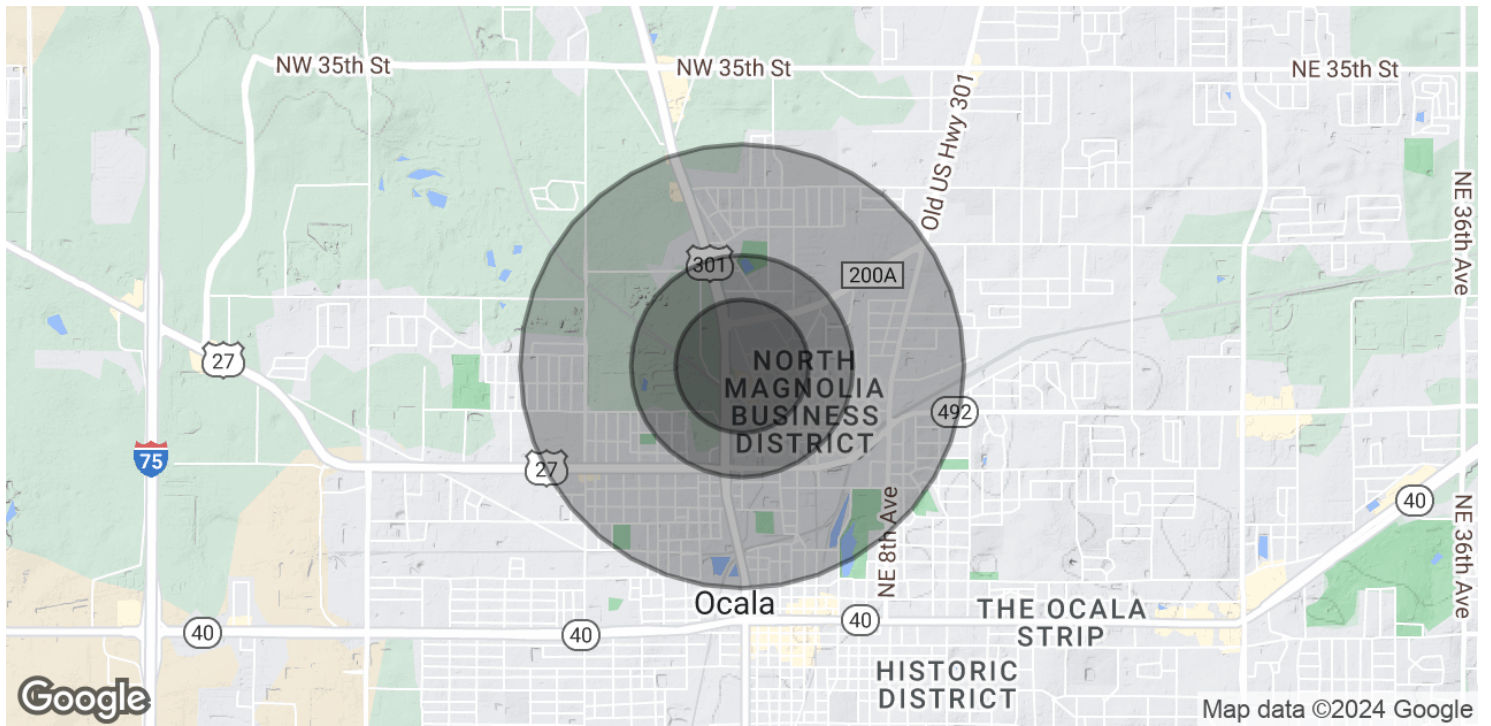


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	161	509	4,124
Average Age	32	36	37
Average Age (Male)	31	34	35
Average Age (Female)	33	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	176	1,517
# of Persons per HH	3	2.9	2.7
Average HH Income	\$43,536	\$49,361	\$51,482
Average House Value	\$207,947	\$186,872	\$185,382

Demographics data derived from AlphaMap

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