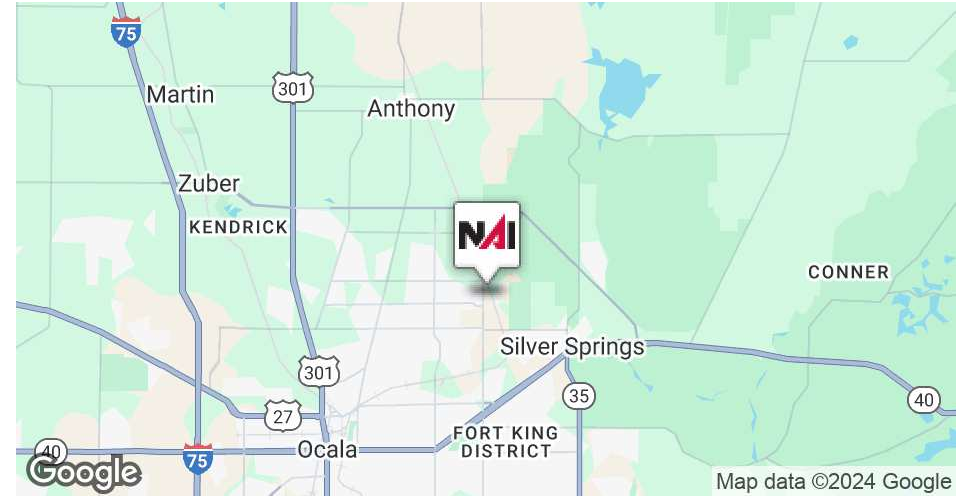


FOR SALE
\$600,000



Property Highlights

- 5000sf Industrial Warehouse in NE Ocala
- .28 Acres, B5 Zoned, Parcel 15856-435-25
- Approx 1700sf office - Unfinished, needs renovation.
- 2 bathrooms
- Block 14' wall height & wood truss construction. New shingled roof.
- Built as 2 units, but currently configured as 1 unit
- 2 12' x 12' at grade industrial doors in front, 1 in back.
- Fenced back yard approx 30' x 100'.

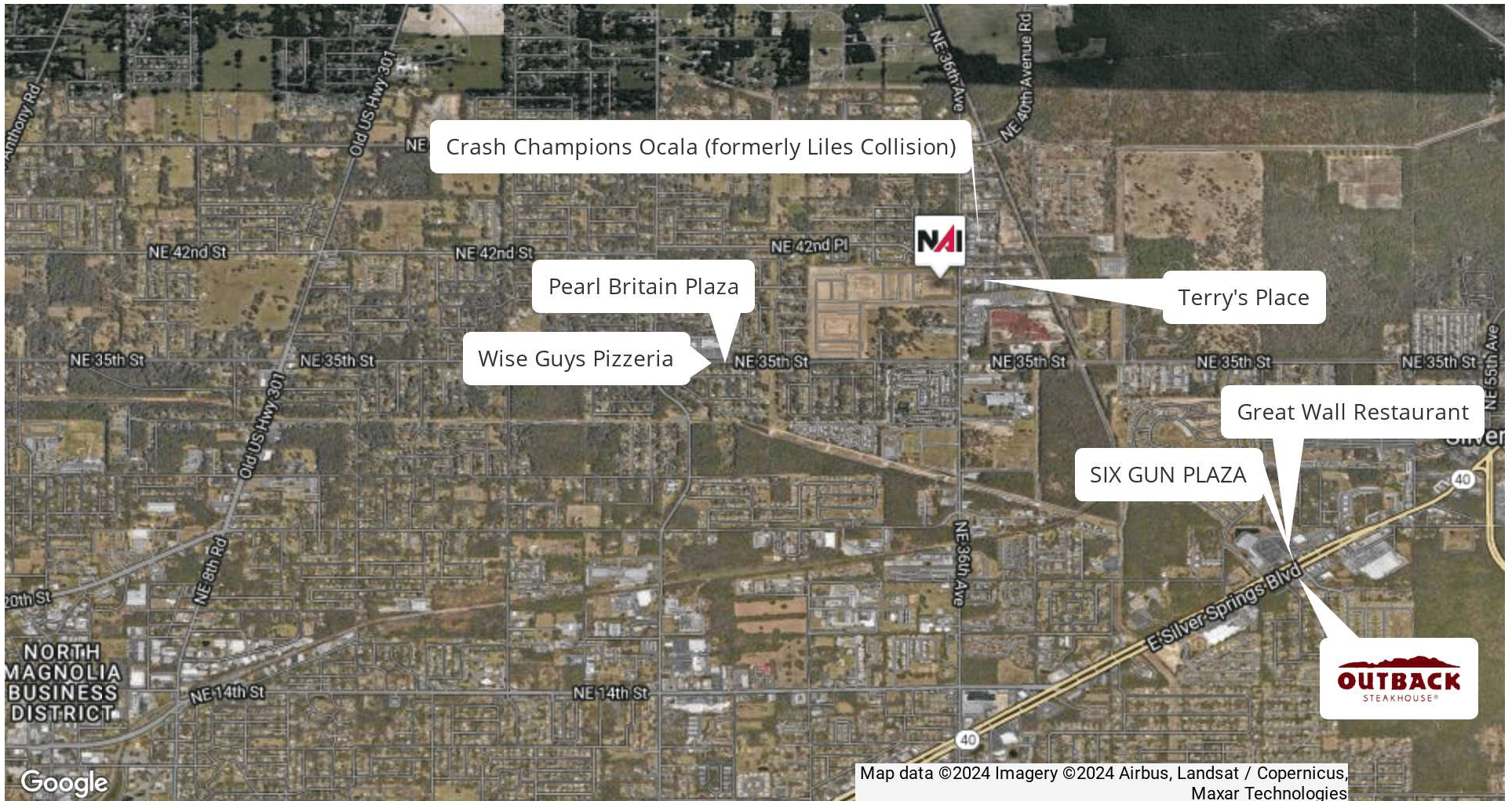
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	129	331	1,230
Total Population	313	806	2,898
Average HH Income	\$77,869	\$77,947	\$74,973



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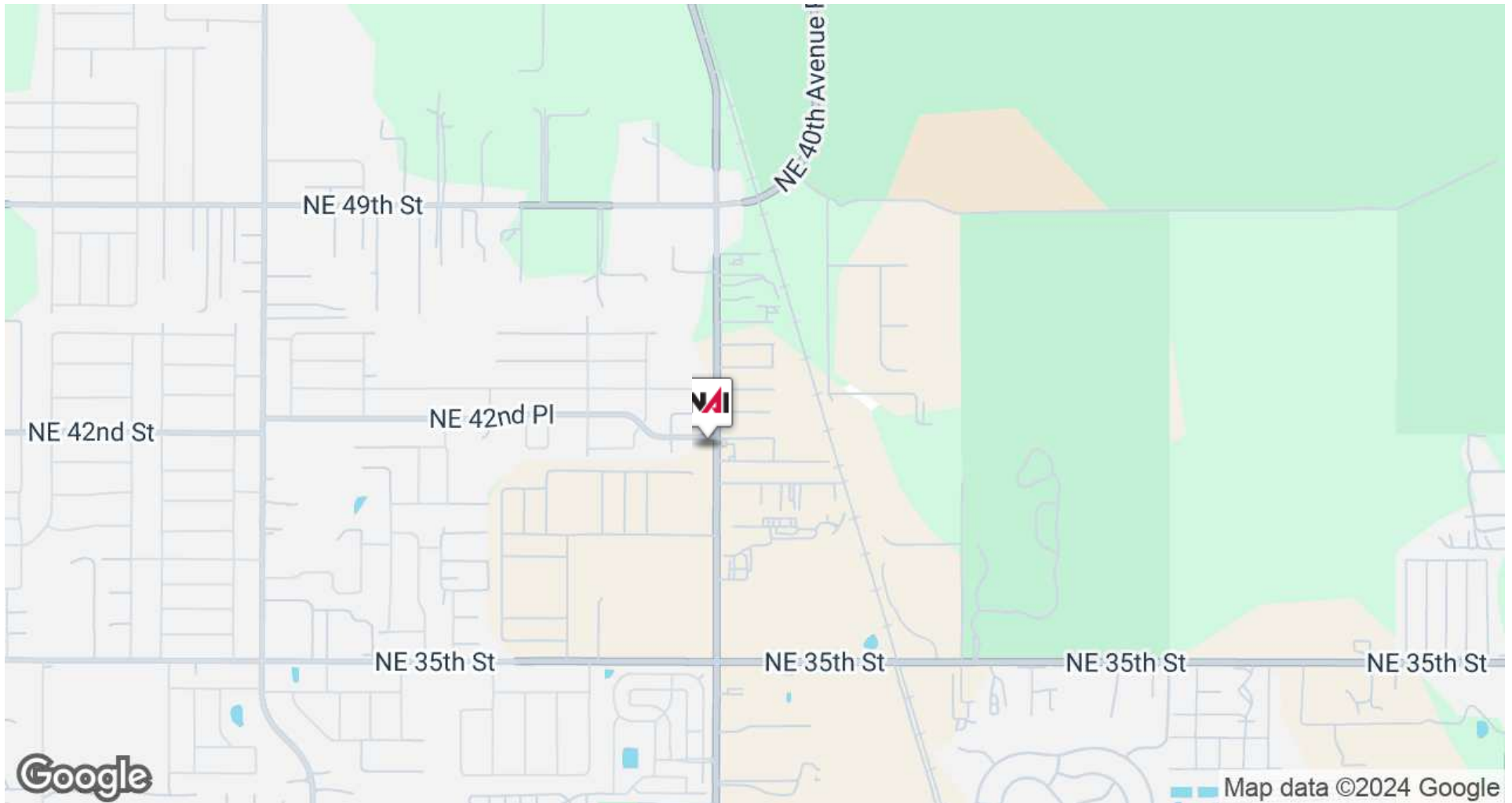
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Commercial Real Estate Services, Worldwide.

NE 42nd Lane Warehouse

3711 Northeast 42nd Lane, Ocala, FL 34479



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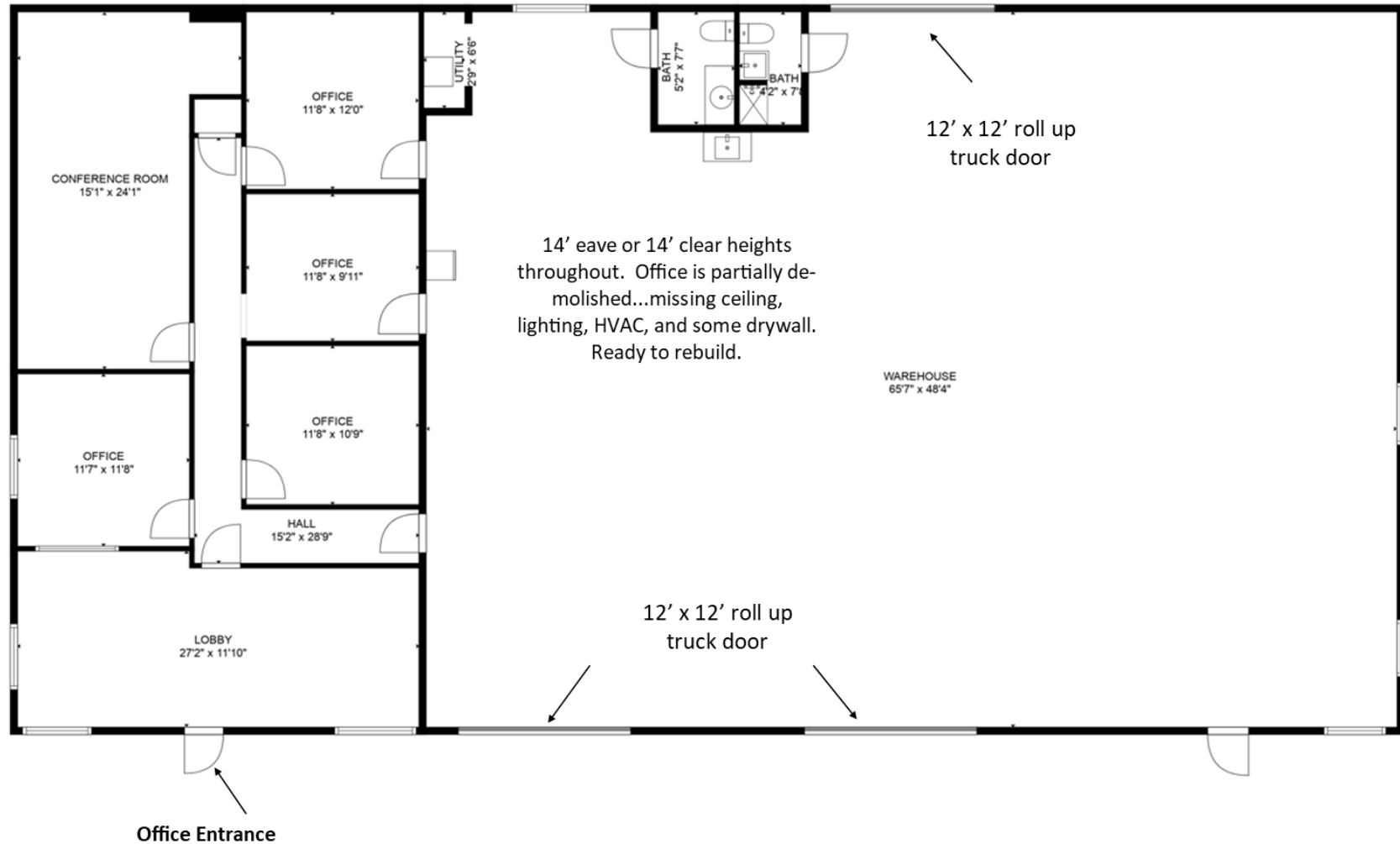
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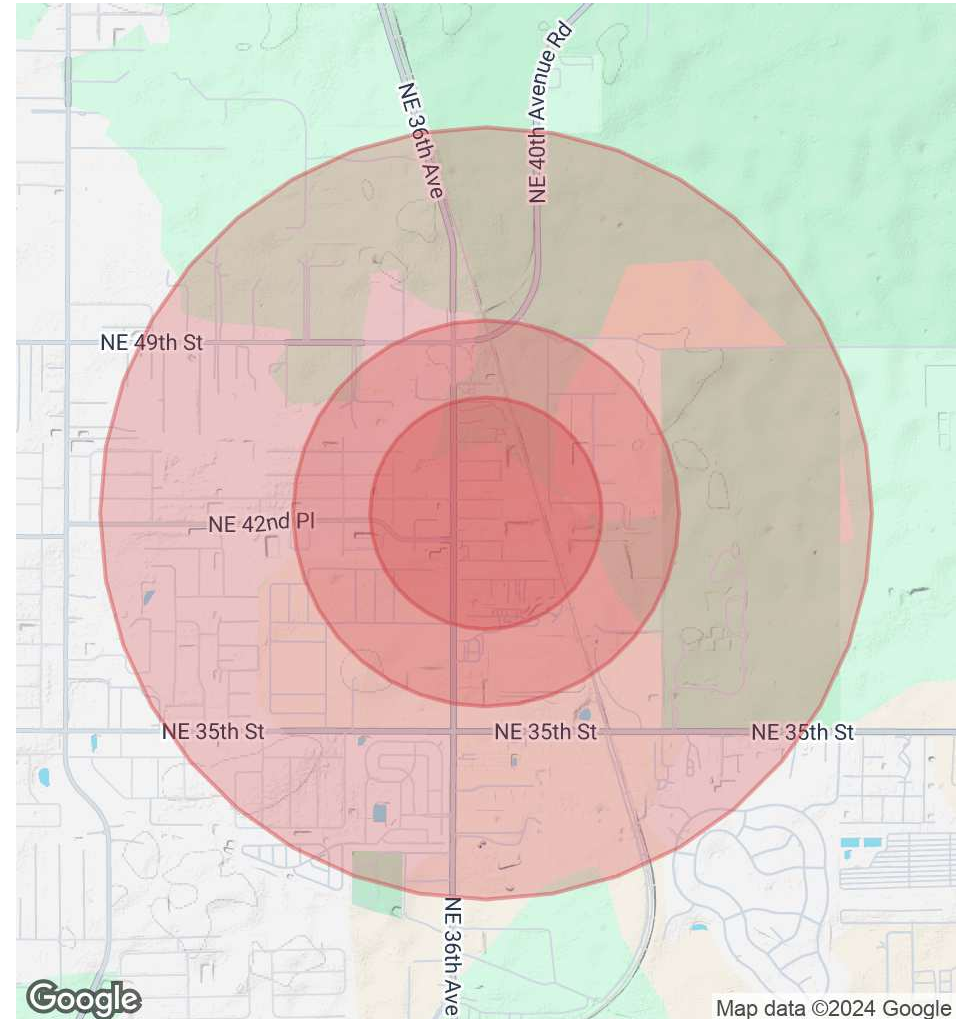
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	313	806	2,898
Average Age	41	41	44
Average Age (Male)	40	40	42
Average Age (Female)	43	43	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	129	331	1,230
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,869	\$77,947	\$74,973
Average House Value	\$153,186	\$154,587	\$170,137

Demographics data derived from AlphaMap



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FL #BK3105657

Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management Corp. and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management Corp.

NAI Heritage
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