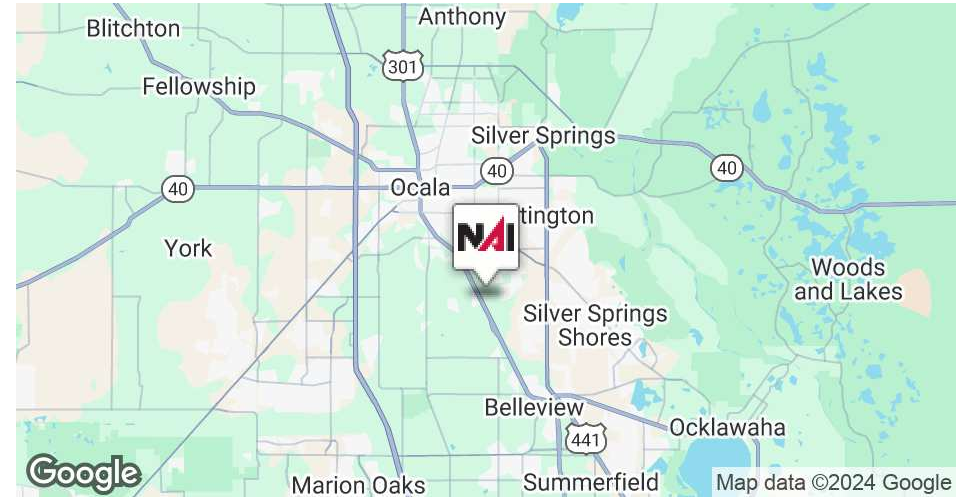


FOR LEASE
\$9.00 SF/YR (NNN)



Property Highlights

- B5 Flex Warehouse
- Parcel ID: 36459-001-00
- 12,500sf 2 tenant building with 3,125sf vacant
- Vacant unit is a former auto repair facility
- Two (2) 12' x 12' overhead doors. Office space.
- S. Pine Ave aka US Hwy 441 exposure
- NNN approximately \$3/sf/yr.
- Owner would consider installing monument sign at 441

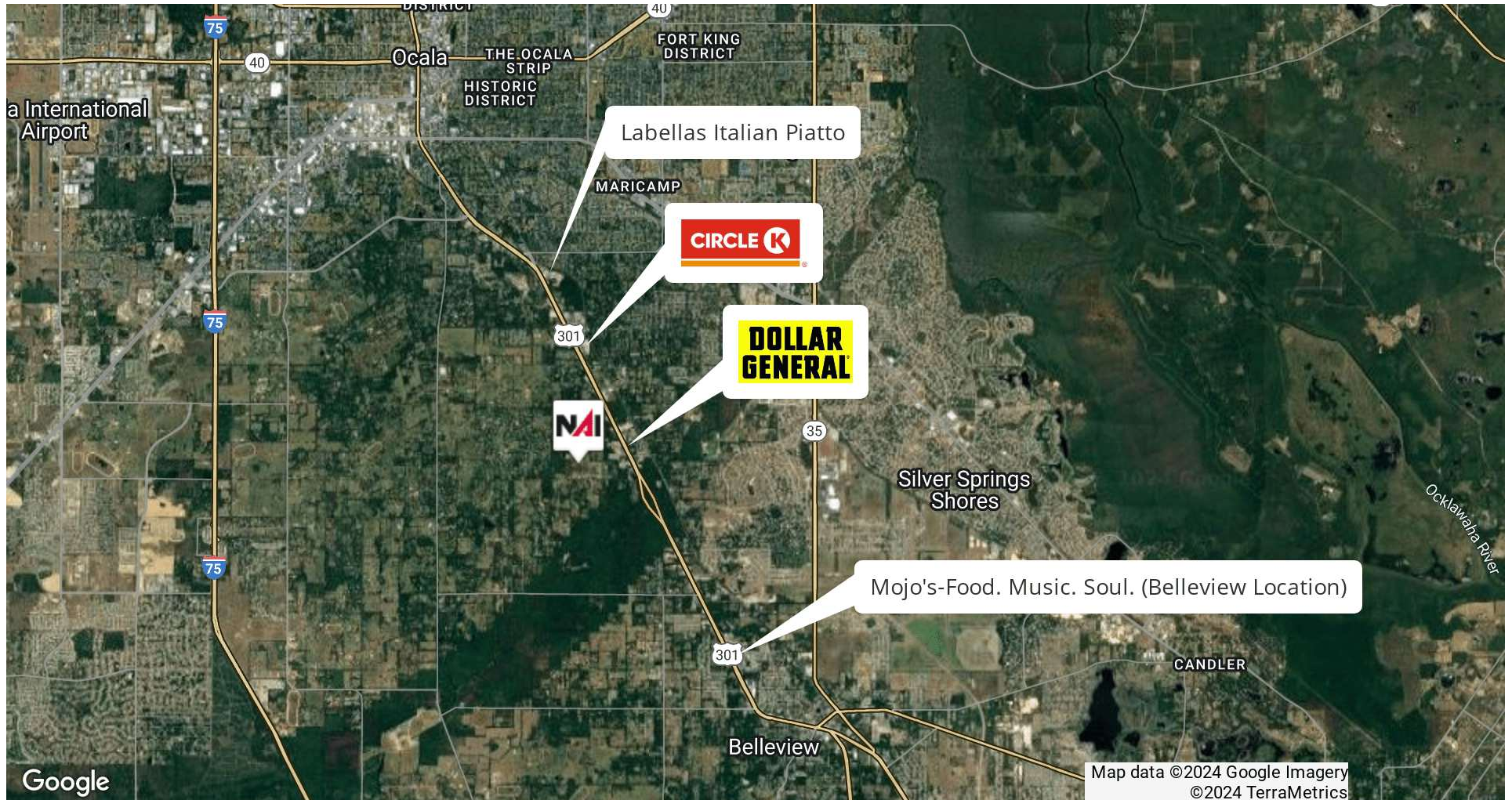
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	51	204	730
Total Population	127	511	1,826
Average HH Income	\$96,397	\$99,977	\$98,810



Randy Buss, CCIM, SIOR

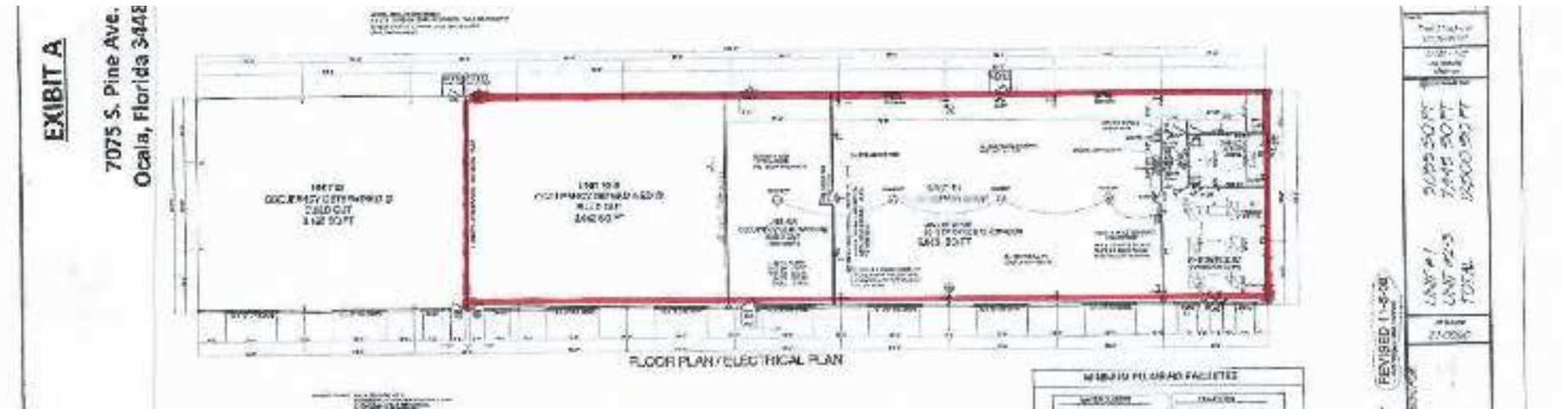
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



Lease Information

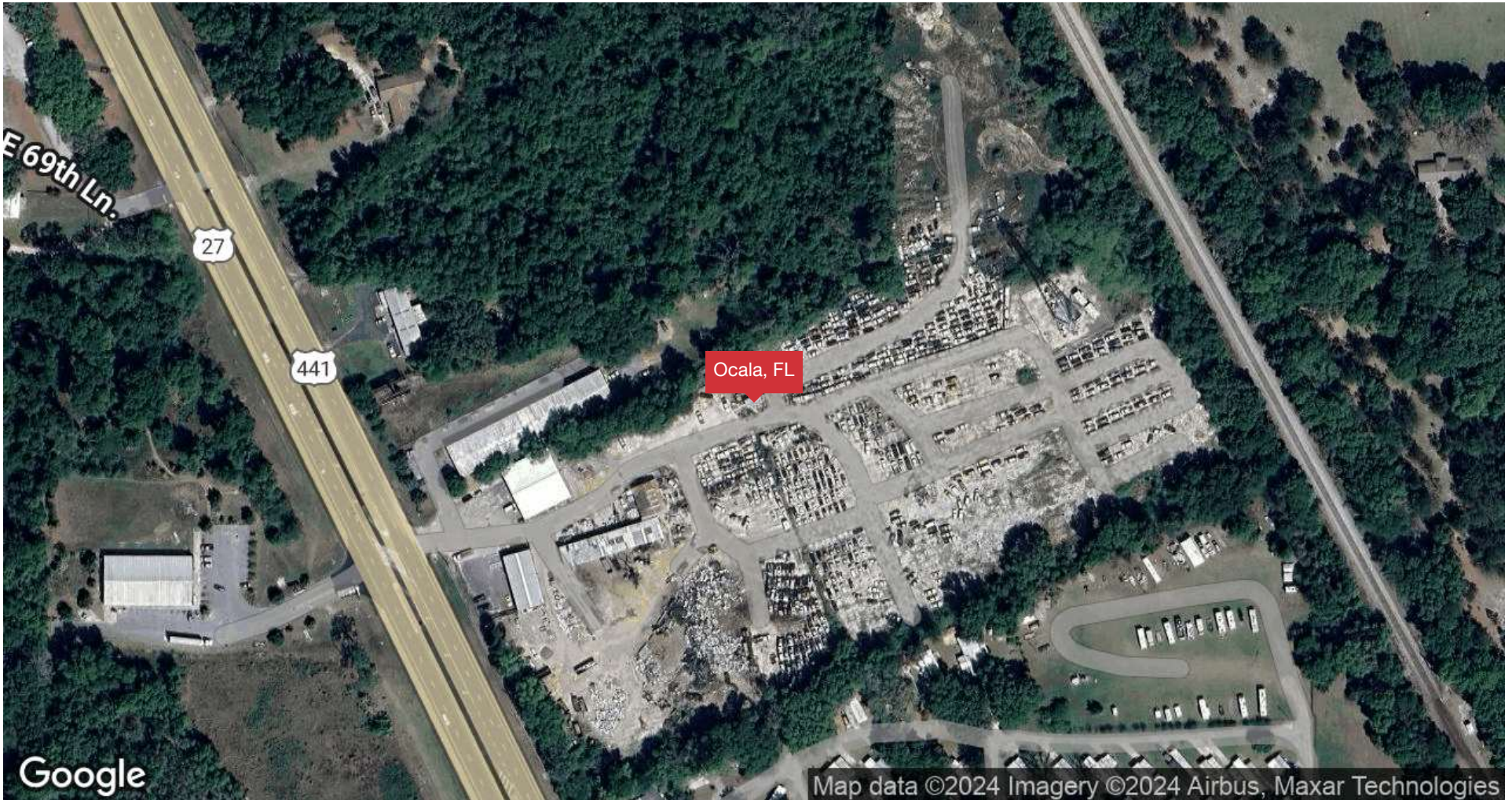
Lease Type:	NNN	Lease Term:	36 months
Total Space:	3,125 SF	Lease Rate:	\$9.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit 3	Available	3,125 SF	NNN	\$9.00 SF/yr	Lobby, Office, office bathroom, 2 12' x 12' overhead doors leading to open work area and 1 warehouse bathroom. \$9sf base rent + ~\$3/sf NNN rent = \$3,125/mo plus sales tax.
Unit 1 & 2	Scrog's Hot Rods	9,375 SF	NNN	Negotiable	-

Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@naiheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
naiheritage.com



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



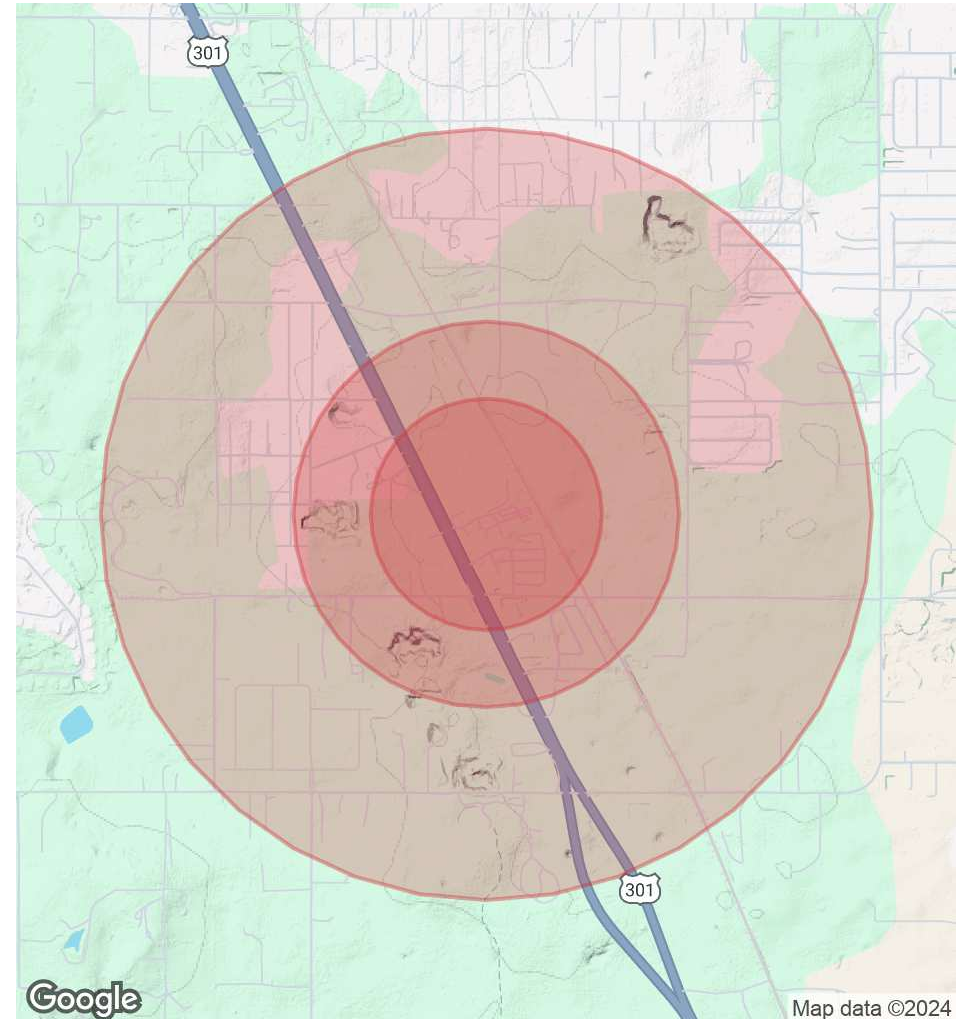
Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	127	511	1,826
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	51	204	730
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$96,397	\$99,977	\$98,810
Average House Value	\$329,565	\$392,414	\$369,279

Demographics data derived from AlphaMap



Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@naiheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
naiheritage.com



Commercial Real Estate Services, Worldwide.

7075 S. Pine Flex Warehouse

7075 South Pine Avenue, Ocala, FL 34480



Randy Buss, CCIM, SIOR

Managing Partner

randy@naiheritage.com

Direct: 352.482.0777 x7214 | Cell: 352.817.3860

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
2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777

Randy Buss, CCIM, SIOR

Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com