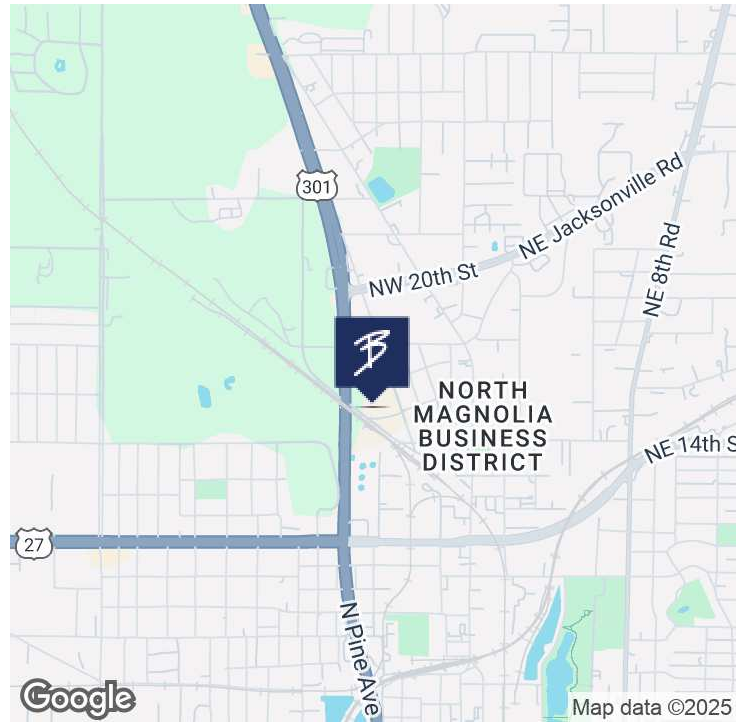


FAIRBANKS SUITES

1720 NW 4TH AVE OCALA, FL 34475

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	1,250 - 15,000 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
Submarket:	Flex/Retail
Traffic Count Street:	18,000 AADT

PROPERTY OVERVIEW

Excellent location off of Hwy 441/Pine Ave in Ocala offers warehouse, flex and office. Ideal for a construction company, church or storage. Zoning is B4 and M1. Building 1, facing Pine Ave, has 3 units with office up front, and warehouse space in the back. #100 is 7,870 SF. #101 is 3,000 SF. #103 is 3,000 SF. #102 is office only space and is 1,250 SF. Three bay doors are on each warehouse space are 12 X 14.

Currently, any/all of these 4 units could be combined for a total of 15,120 SF contiguous space.

Building 2 is 9600 SF. There are five units (200-204) at 1,920 SF each with a 12x12 office and a bathroom. Three units are available for lease (#200, #202, #203). Doors are 12 ft wide X 14 ft high.

PROPERTY HIGHLIGHTS

- Very Flexible space
- Office and Warehouse
- Roll-up Doors are 12' by 14'

FOR MORE INFORMATION CONTACT:

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE

102- Office with bathroom and a/c	Office Building	1,250 SF
103 - Office up front, warehouse in back	Flex Space	3,000 SF
200 - single bay warehouse w small office and bathroom	Warehouse/Distribution	1,920 SF
202- single bay warehouse w small office and bathroom	Warehouse/Distribution	1,920 SF
203- single bay warehouse w small office and bathroom	Warehouse/Distribution	1,920 SF



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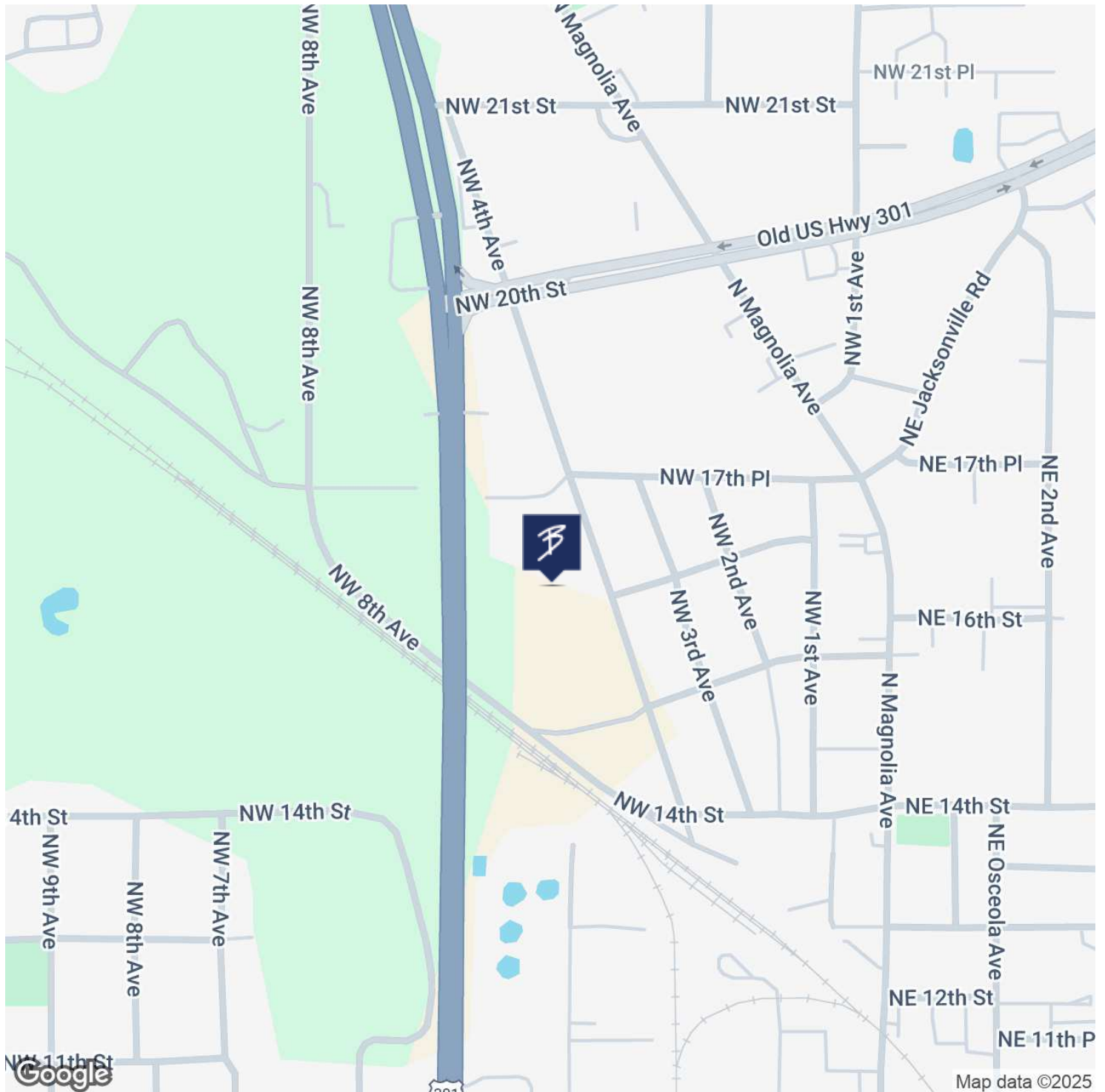


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LOCATION MAP

INDUSTRIAL PROPERTY FOR LEASE



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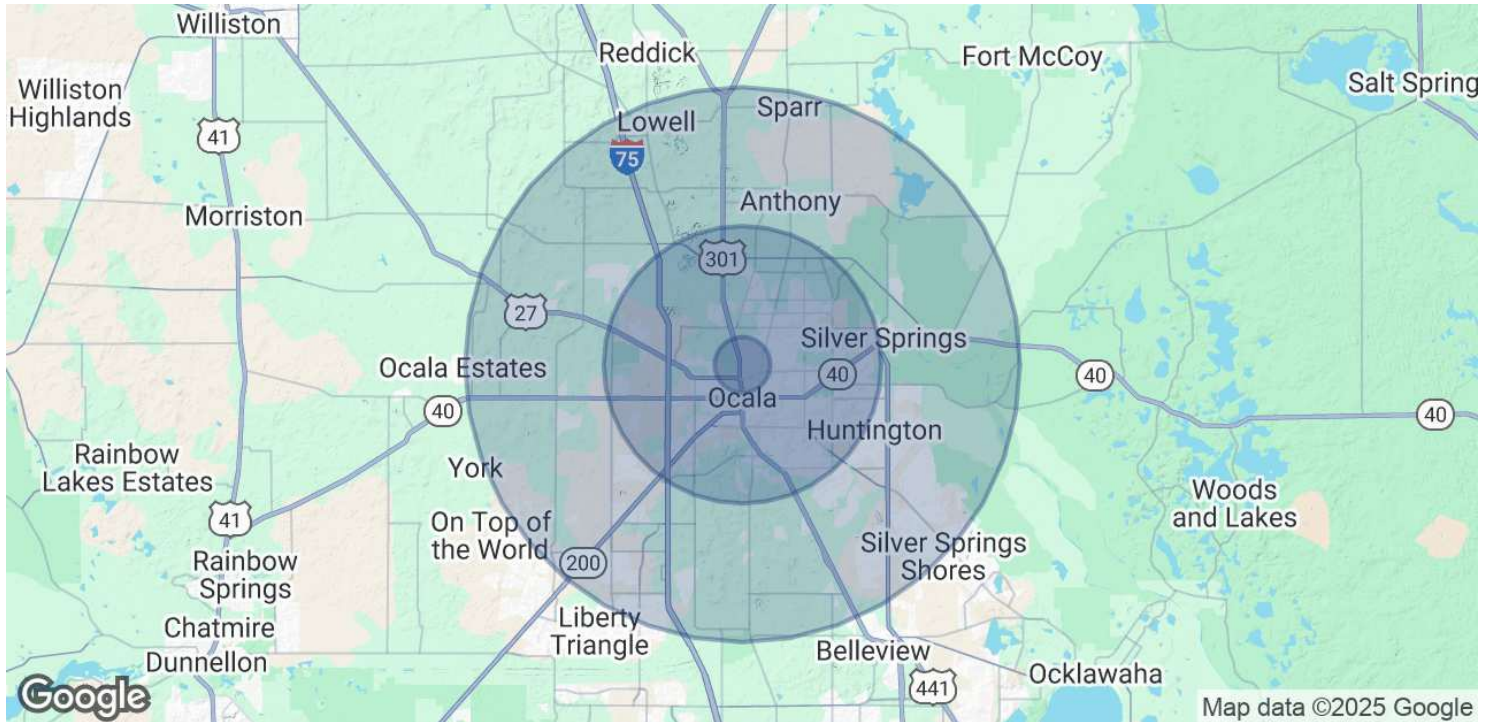


FAIRBANKS SUITES

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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,124	96,177	206,292
Average Age	37	43	45
Average Age (Male)	35	42	44
Average Age (Female)	39	45	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,517	39,536	83,690
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$51,482	\$83,833	\$85,880
Average House Value	\$185,382	\$246,806	\$278,066

Demographics data derived from AlphaMap

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