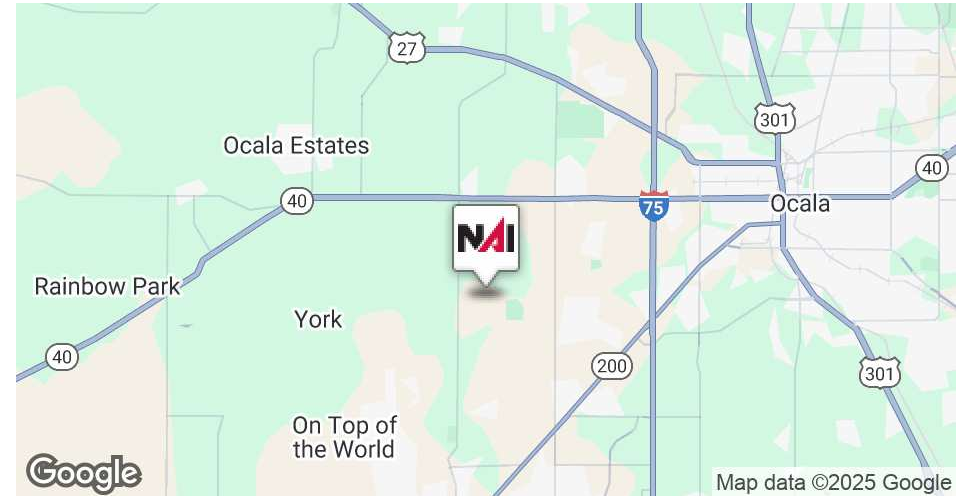


**FOR LEASE**  
\$14.00 SF/YR (MG)



## Property Highlights

- 2,400sf warehouse with laydown yard - \$2800/mo.
- Lobby, Office and bathroom under a/c. Storage Mezzanine above office
- Two warehouses with at grade truck doors
- Two 12' x 12' truck doors in one warehouse portion, 12' x 12' and 8' x 12' in other warehouse
- 3 rear carport parking spaces.
- Shared fenced laydown yard in rear.
- Zoned M2, YB 2006
- Located in the Airport Industrial Park west of SW 60th Avenue

Demographics	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	134	21,568	77,429
<b>Total Population</b>	327	48,901	184,341
<b>Average HH Income</b>	\$94,983	\$86,333	\$87,062



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## Airport Industrial Park Warehouse

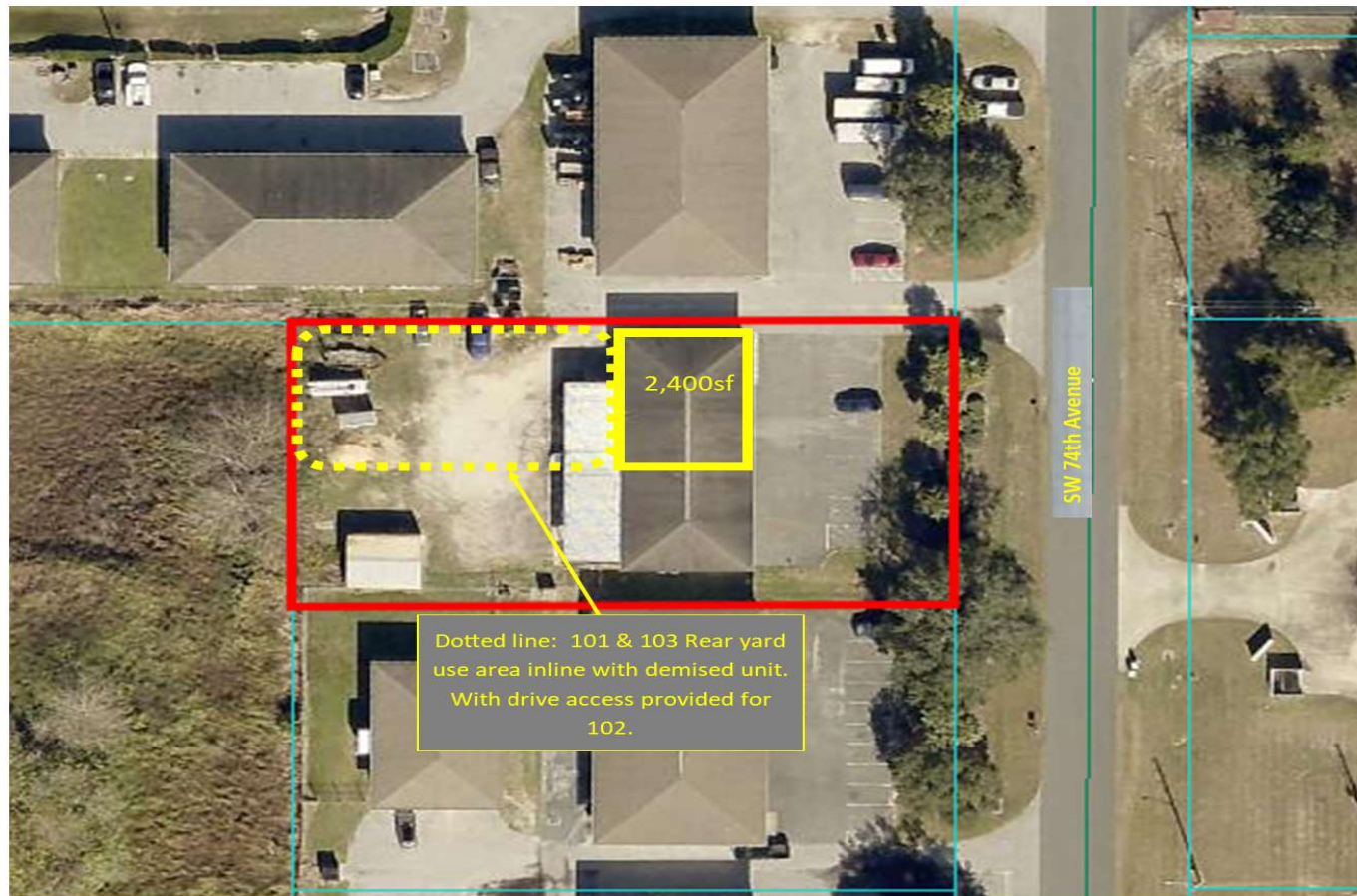
3398 SW 74th Avenue, Unit 101 & 103, Ocala, FL 34474



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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 LLC, Construction Management, Receivership & Special Asset Disposition.

### 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 LLC 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 LLC. 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 LLC.

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