

OAK RUN WAREHOUSES

TBD HWY 484 OCALA, FL 34481

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	36,000 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	3.0 Acres
Building Size:	36,000 SF
Zoning:	B2
Market:	Industrial
Traffic Count Street:	8,000 AADT

PROPERTY OVERVIEW

We are pleased to present 3 warehouses, all 12,000 SF each, that would serve well for 1 or multiple tenants ready for immediate occupancy. These warehouses are part of the Oak Run community and previously served as the maintenance shops. There is an easy-to-access and separate entrance off of Hwy 484. The zoning is B2 however should a B4 zoning be needed, it is possible a special use permit would be granted. Owners are willing to support the tenant application process. Warehouse 1 and 2 would work nicely for 1 tenant and have a shared common fenced area in between, but could be split. Warehouse 1 has 1 dock door on east side, 3 grade level doors, no offices and no restrooms. Warehouse 2 has 1 dock door on east side and 10 grade level doors (5 on north side, 5 on south side). It also has offices that are in fair shape and restrooms. It has a low clear height of 14' and 24' at highest. Warehouse 3 also has 10 grade level doors (5 on north and 5 on the south side), offices and restrooms that need significant work.

PROPERTY HIGHLIGHTS

- 3 Phase Power
- Warehouse 1 and 2 would work nicely together with one tenant
- Warehouse 1- no bathroom, no offices, Warehouse 2 office and bathrooms, Warehouse 3 offices and bathrooms
- Warehouse 1 and 2 have a dock on the east side of building. No dock Warehouse 3
- Warehouse 1 clear height 15'4, Warehouse 2 clear height 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

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BUILDING #1 PHOTOS

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BUILDING #2 PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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OAK RUN WAREHOUSES

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BUILDING #3 PHOTOS

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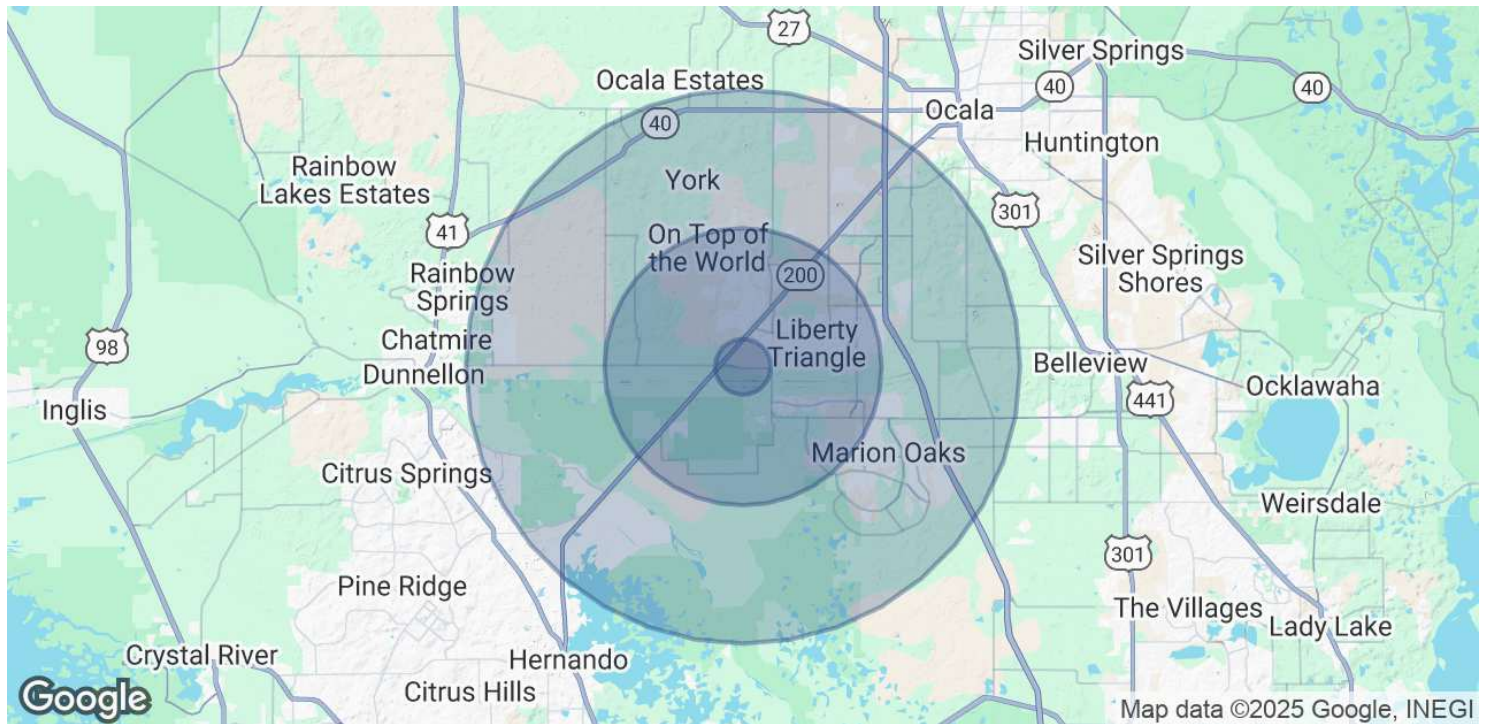


OAK RUN WAREHOUSES

11641 SOUTHWEST 90TH TERRACE OCALA, FL 34481

DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,309	53,071	107,375
Average Age	73	59	52
Average Age (Male)	72	58	51
Average Age (Female)	73	59	52

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,386	25,328	47,009
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$64,542	\$82,585	\$90,187
Average House Value	\$197,295	\$263,988	\$295,583

Demographics data derived from AlphaMap

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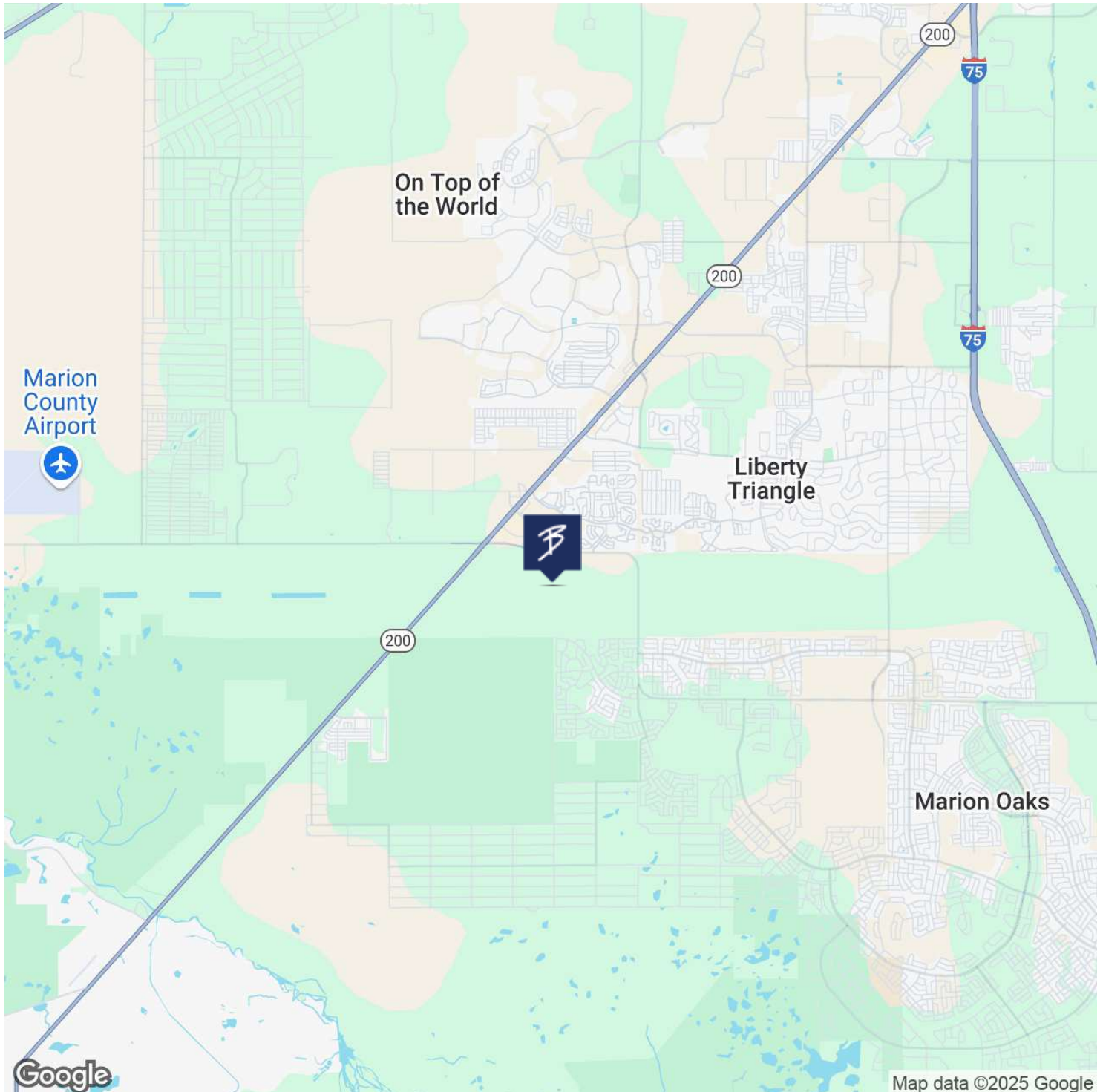


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LOCATION MAP

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