



Offering Teaser

Lee & Associates is pleased to offer this free-standing tilt wall 16,000 SF industrial building with 3,500 SF of office for sale. The property is located just 1.3 miles East of Interstate 75 off of Highway 27 in the heart of Ocala, Florida. The property is well located with excellent ingress and egress.

The Seller will sell the building to an owner user and vacate, or they will sell it as a NNN leased warehouse investment opportunity based upon the terms contained in section 3 of the offering memorandum. The warehouse is currently 100% occupied by Spraggins Inc. and serves as Spraggins Inc's North Florida distribution facility.

**830 NW 25TH AVENUE
OCALA, FL 34475**



PROPERTY SUMMARY

Property Address	830 NW 25th Avenue, Ocala, FL 34475	Land Area Acres	.98 Acre
Year Built/Renovated	1985/2021	Parcel	2239-003-004
Total Building SF	16,000 SF	Zoning	MI, City of Ocala
Office SF	3,500 SF	County	Marion
Clear Height	18'	Parking	16+
Doors	1 Well 8 Grade Level	Construction	Tilt Wall
Roof	Replaced in 2015. T Firestone membrane Roof Warranty through 2035	Utilities to Site	Water/Sewer/ Electricity, all provided by City of Ocala Municipal Services
Warehouse Lighting	LED	Ad Valorem Taxes	2025 Assessment is \$24,681.05

DISCLAIMER

This offering has been prepared by Lee & Associates Central Florida, LLC. The offering has been prepared in part based upon information supplied by the Owner and in part based upon information obtained by Lee & Associates Central Florida from sources it deems reasonably reliable. However, the information contained in this offering does not purport to be comprehensive or all-inclusive and each prospective buyer is encouraged to conduct his or her own analysis and due diligence concerning the advisability of purchasing the property. In particular, each prospective buyer is encouraged to consult his or her own legal, financial, engineering and environmental advisors for an independent evaluation of the property. No warranty or representation, express or implied is made by the property owner, Lee & Associates Central Florida or any of their respective affiliates, and such parties will not have any liability whatsoever concerning the accuracy or completeness of any of the information contained herein or any other matter related to the property, including, without limitation, any matter related to the environmental condition of the property or any physical or engineering condition related thereto. Additional information and an opportunity to inspect the property will be made available upon request by interested and qualified prospective buyers.

This offering may contain economic projections concerning the performance of the property, as well as a summary description of certain legal documents affecting the property. All matters relating to the accuracy of completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer. This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by Lee & Associates Central Florida or the owner. The property owner and Lee & Associates Central Florida expressly reserve the right at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any prospective buyer reviewing this information making an offer to lease or purchase the property, unless a written agreement for the lease or purchase of the property has been fully executed, delivered and approved by the owner and any conditions to the owner's obligations hereunder have been satisfied or waived. Lee & Associates Central Florida is not authorized to make any representations or agreements on behalf of the owner.

For more information, please contact one of the following individuals:

CONTACT

William "Bo" Bradford, CCIM, SIOR

President

321.281.8502

bbradford@lee-associates.com