

FOR SALE

Ocala Industrial

206 NORTHEAST 9TH STREET

Ocala, FL 34470

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,490,000
TOTAL BUILDINGS	25,867 SF
LOT SIZE:	7.65 Acres
ZONING:	M-2
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	26101-000-00, 26104-000-00

PROPERTY OVERVIEW

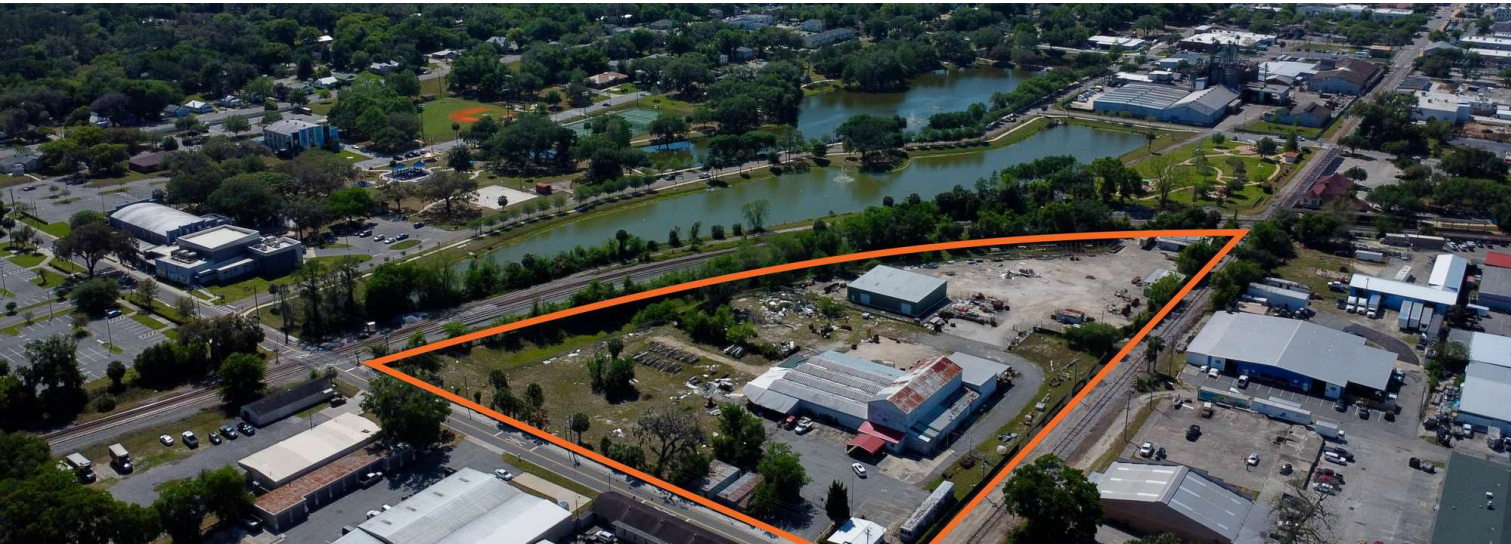
7.65 commercial acres located next to Ocala’s beautiful Tuscawilla Park and the City’s Performing Arts Theater featuring five building totaling 25,869sf. Seldom does a property of this size become available for purchase in the downtown Ocala area. The property includes two parcels and features five buildings: 16,047sf warehouse (1945), 5,950sf warehouse (2013), 2,216sf warehouse (1959) and 1,056sf office (1955) 600sf office (1945). The current zoning is M-2 (Medium Industrial) with Low Intensity Land Use. CSX rail borders the property’s eastern boundary.

From the mid 1980’s until several years ago, the property operated as “Svinga Brothers”, a scrap-metal and recycling operation.

Current deed restrictions provide for industrial purposes only on the southern 3.12 acre parcel (26104-000-00). This entire parcel is sealed and covered with an 8” concrete pad as a result of the parcel’s use from 1890’s and 1950’s as a manufactured gas plant, which deposited coal tar sludge into an onsite pit on the southern parcel. Environmental history and contacts are available.

The property is located within the City of Ocala’s North Magnolia CRA (Community Redevelopment Area) and is eligible for significant tax incentive and improvement funds.

THE PROPERTY



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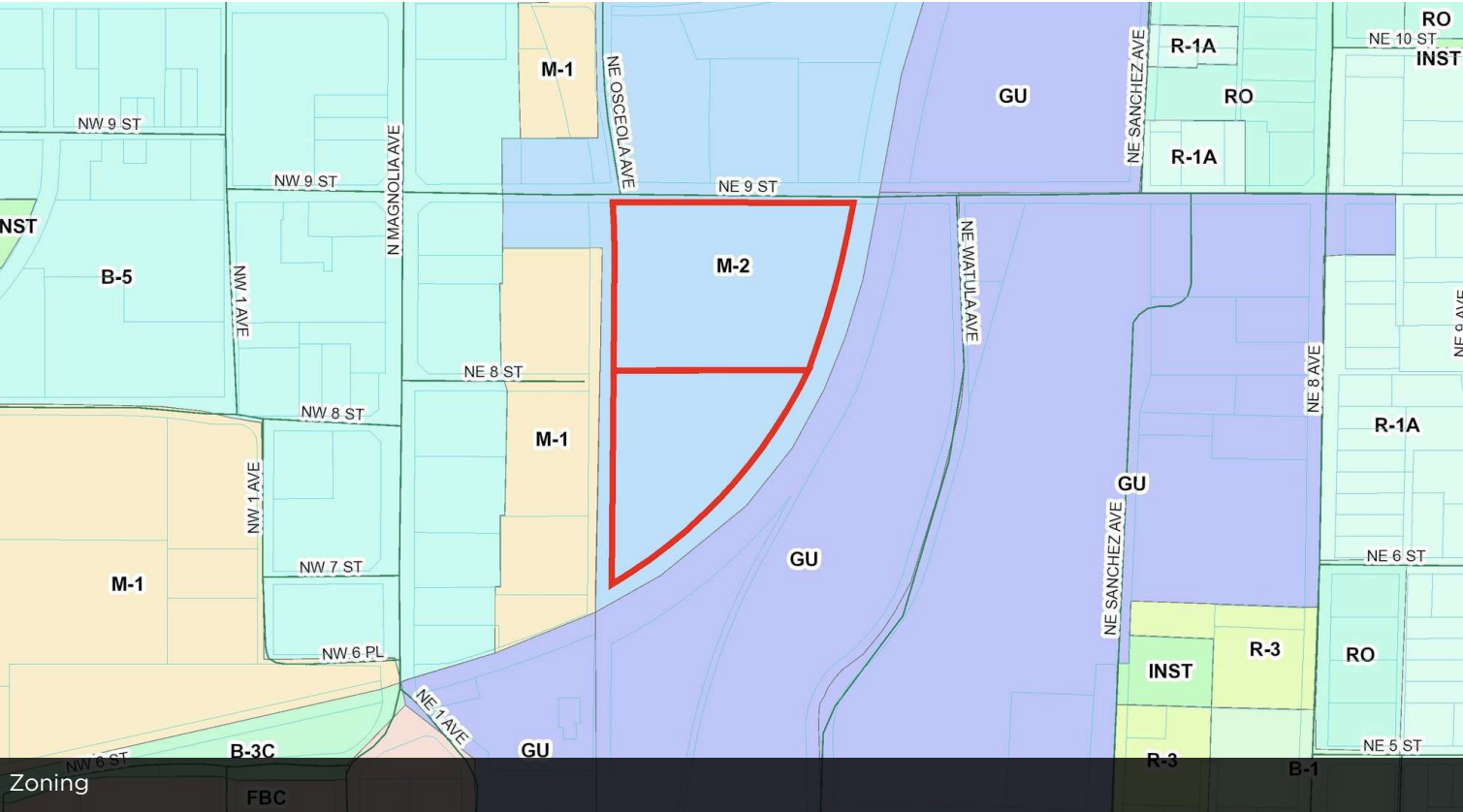
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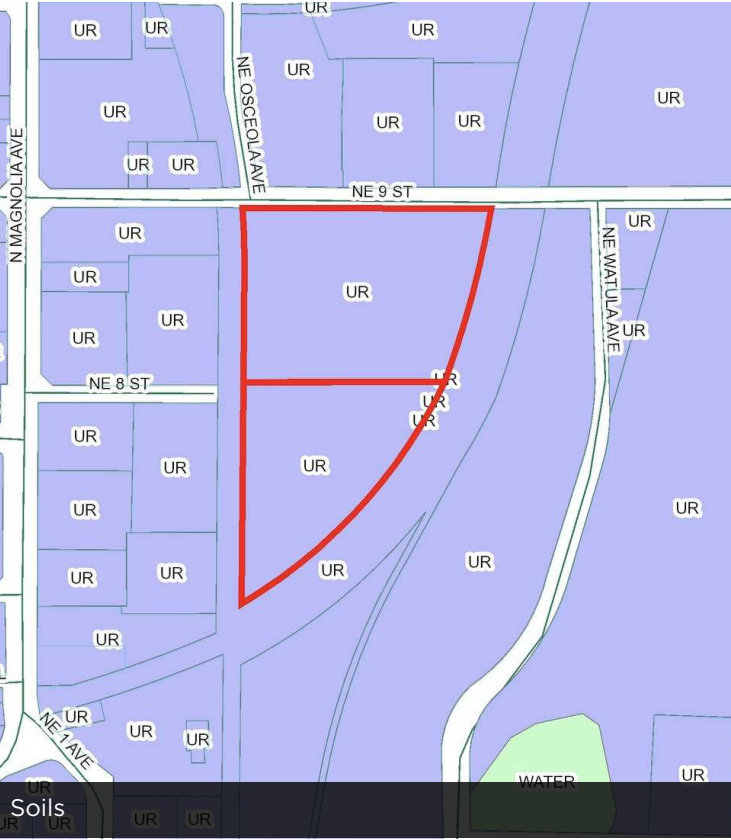
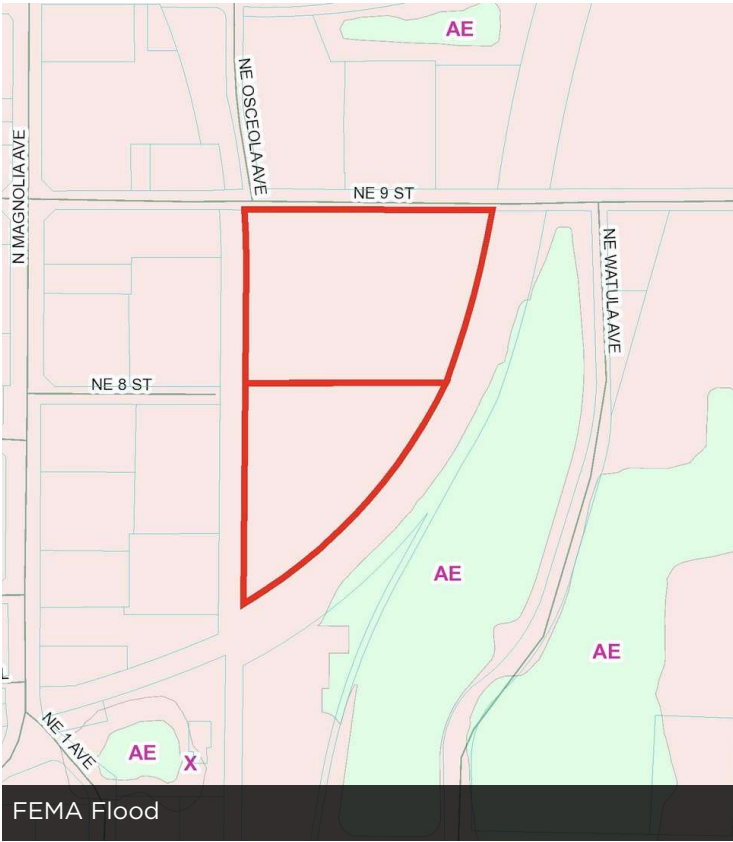
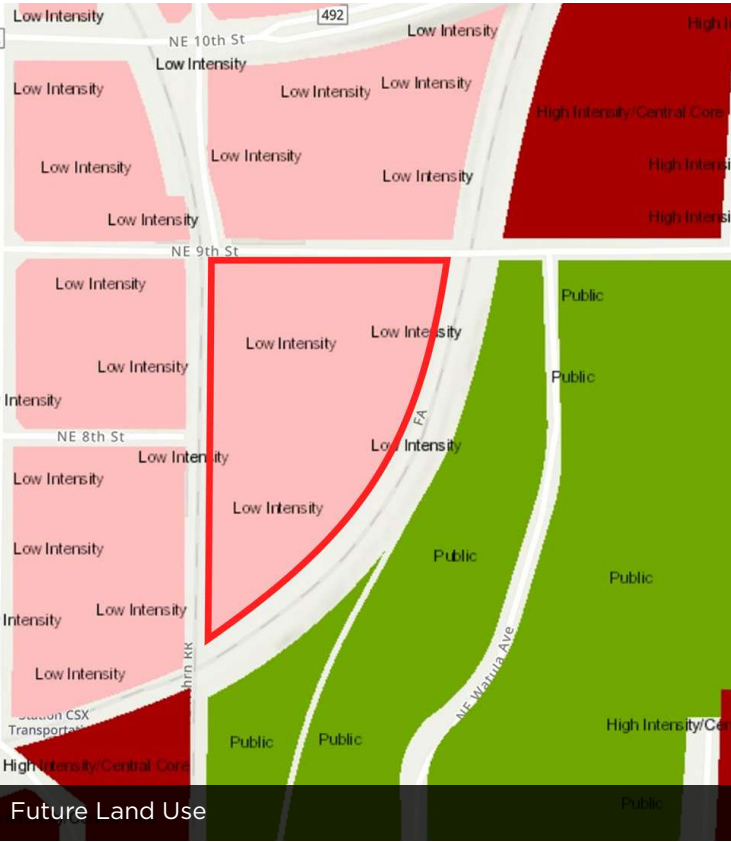
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MAPS



MAPS



Except from 2016 Florida Department of Health's

“Final Release: Public Health Assessment”

Site Description and History

The WFNG site is at the intersection of 613 Northeast Osceola Avenue and 206 Northeast 9th Street in Ocala, Marion County, Florida, 34470. Railroad tracks border the site on the west, east, and south, and 9th Street borders the site to the north (Figure 2). The Svinga Brothers scrap metal business now occupies the site. Historically, land use close to the site has been mostly commercial/industrial, except for historical residential use at the Ocala Municipal Trailer park. This trailer park, approximately 200 feet northeast of the site, opened in the late 1930s and closed around 2010. The trailer park is currently vacant and will be incorporated into Tuscowilla Park in the future [City of Ocala 2014a].

Between the 1890s and the 1950s, the operators of the WFNG site made water gas or carbureted water gas on the southern half of the site [ARCADIS 2008]. This kind of facility is also known as a manufactured gas plant or “MGP” for short. The plant operator disposed of coal tar sludge, one of the by-products of the operation, in an on-site pit [E&E 1995]. They also stored crude oil in two tanks in the area of the MGP operation [ARCADIS 2008]. Storage and disposal of other materials related to the MGP operation are not well documented. The site operator ceased MGP operations in 1953 and began selling butane and propane [ARCADIS 2008].

Like other cities in Florida, the City of Ocala used drainage wells in the 1900s to dispose of stormwater [USGS 1984]. One 44-foot deep drainage well was on the WFNG site. This drainage well may have contributed to the presence of site-related contaminants in 7 groundwater beneath the site [E&E 1995]. A contractor for WFNG abandoned this well by filling it with grout in 1989 [ARCADIS 2008].

Site investigations began in 1985. Initial work investigated the extent of the buried tar disposal pit. In 1990, contractors for the responsible party excavated approximately 10,000 tons of material from the former tar pits to a depth of up to 20 feet [ARCADIS 2008]. Subsequent investigations found elevated concentrations of benzene, toluene, ethylbenzene, and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs) (including naphthalene), and metals in remaining soils. Contractors did not analyze soils for trimethylbenzenes. Contractors have also found visual signs of soil contamination (e.g., tar “blebs” and non-aqueous phase liquid [NAPL] staining) both under and outside of the concrete cover [ARCADIS 2008]. The highest levels of soil contamination exist primarily in the area of the former MGP operation and deeper than seven feet [ARCADIS 2008].

Concentrations of benzene, PAHs and/or arsenic in groundwater continue to exceed regulatory standards between 35 and 135 feet deep [ARCADIS 2008; ARCADIS, unpublished data, 2014]. Although the extent of the groundwater contamination is not completely defined, the low concentrations of contaminants in groundwater near the site perimeter suggest that contamination does not extend very far offsite. Groundwater contamination is delineated to the northeast, and in the direction of the City of Ocala's supply wells (2.8. miles away).

The site is underlain by sand and fill to a depth of approximately eight feet below ground surface. Sand and clay, weathered limestone, and hard limestone units of varying thicknesses underlie the sand fill. Two interconnected aquifers are under the site: the surficial aquifer, which is made up of sandy clay and weathered limestone units, and the underlying Floridan aquifer, comprised of the hard limestone unit. The Floridan aquifer provides the water source for Ocala and surrounding areas [ARCADIS 2008]. The depth to groundwater at the site generally ranges from 15 to 25 feet below ground surface, but is as shallow as five feet below ground surface in one perched zone on the site (ARCADIS, unpublished data, 2014).

A 2009 report prepared for the US Environmental Protection Agency (EPA) concluded that there were no significant human health or ecological risks associated with the WFNG site [ENVIRON 2009].

Between 2006 and 2011, contractors for the responsible party constructed an eight-inch thick, steel and fiber mesh-reinforced concrete cover over the southern half of the site to prevent further leaching of soil contaminants into groundwater [ARCADIS 2009; ARCADIS 2012]. Contractors also installed a system to prevent stormwater exiting the site, which required removal of some shallow soils. In 2008, they removed additional shallow soils from the site (Figure 3) [ARCADIS 2009].

In December 2011, the site owner placed a restrictive covenant on the site [WFNG 2011]. The covenant states that the concrete cover at the site shall be maintained, stormwater features installed at the site shall not be disturbed and future land use at the site shall remain industrial unless the EPA and the Florida Department of Environmental Protection (FDEP) provide consent. The covenant also states that contaminated groundwater at the site may not be used until clean-up standards are met.

MEET THE TEAM



BARTOW MCDONALD IV

Managing Director

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PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida
Bachelor of Science, University of Florida

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MATTHEW GARFF

Associate Advisor

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PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

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STILES MCDONALD

Associate Advisor

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PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company. He is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside Ocala, FL. His earliest real estate experiences include cleaning real estate. Growing up with a 4th generation family ranch inspired a love of land from a young age, both agricultural and commercial.

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