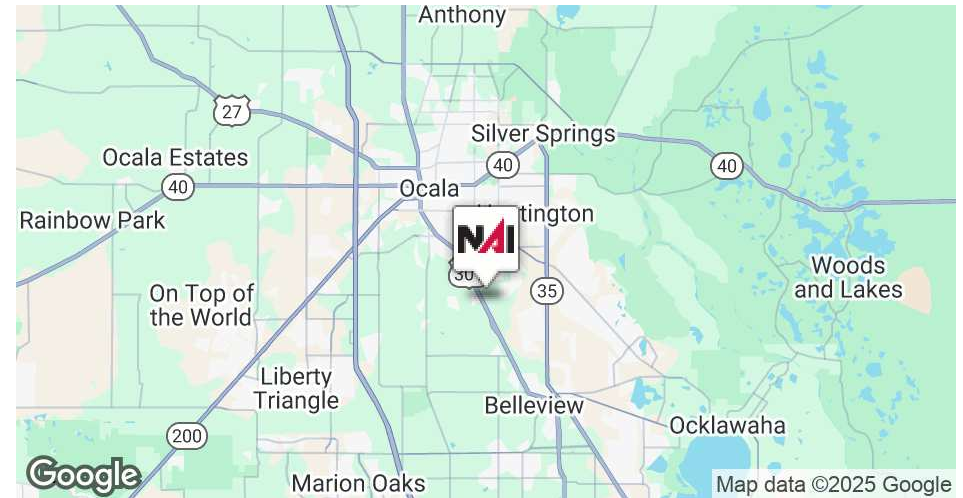


**FOR LEASE**  
**\$9.50 SF/YR (NNN)**



## Property Highlights

- Industrial Flex or Retail
- 10' x 10' truck doors at grade
- Zoned B5, Year Built 1996, 2.15 Acres
- Marion County Parcel ID 36463-000-00
- Well water and site septic systems. NNN \$3.15/sf/yr.
- AADT 30,500 cars per day (FDOT 2022)
- Tri City Business Park is located along US Hwy 441 between Ocala and Belleview just north of the Sheriffs Sub Station.

Demographics	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	6,202	23,506	82,026
<b>Total Population</b>	16,117	60,762	205,741
<b>Average HH Income</b>	\$78,085	\$68,686	\$54,925



**Randy Buss, CCIM, SIOR**  
Managing Partner  
352.482.0777 x7214  
randy@naiheritage.com

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Ocala, FL 34471  
352.482.0777  
[naiheritage.com](http://naiheritage.com)





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## Lease Information

Lease Type:	NNN
Total Space:	1,750 SF

Lease Term:	36 months
Lease Rate:	\$9.50 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Description
■ A	Ocala Architectural Foam	1,680 SF	NNN	-
■ B	Southern Spa Outlet	1,750 SF	NNN	-
■ C	Available	1,750 SF	NNN	1750sf unit has an air conditioned front office, large air conditioned conference room, and the rest is warehouse with a minimum level of climate control, and 1 restroom. Units have no rear doors. Eave height 15.5", Ridge height 18'. 1,750sf, \$9.50/sf/yr + \$3.15/sf NNN. Total: \$1,844.79/month plus sales tax.
■ D	Junk King	1,855 SF	NNN	-
■ E	Alter Ego - Motorcycle	1,645 SF	NNN	-
■ F	Real Diesel Truck Parts	1,750 SF	NNN	-
■ G	Lit Christmas Tree	1,750 SF	NNN	-
■ H	Lit Christmas Tree	1,680 SF	NNN	-
■ I	David Rosedale - Crossfit	1,750 SF	NNN	-
■ J	Available	1,750 SF	NNN	1750sf unit is mostly open warehouse with air conditioned front office, one storage room, and 1 restroom. Units have no rear doors. Eave height 15.5", Ridge height 18'. 1,750sf, \$9.50/sf/yr + \$3.15/sf NNN. Total: \$1,844.79/month plus sales tax.
■ K	Shade Boss of Florida	1,350 SF	NNN	-
■ L	Top Gear Bicycle Inc.	1,350 SF	NNN	-
■ M - N	Boyd Real Estate LLC - Storage	2,700 SF	NNN	-

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Managing Partner

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Direct: 352.482.0777 x7214 | Cell: 352.817.3860

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 Corp/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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