

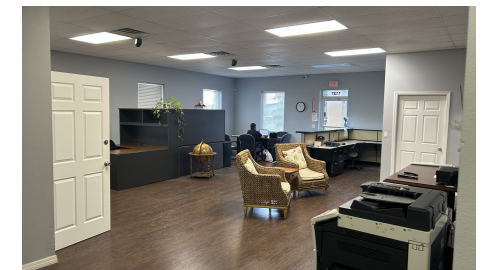
FOR LEASE
\$12.50 SF/YR (NNN)



Property Highlights

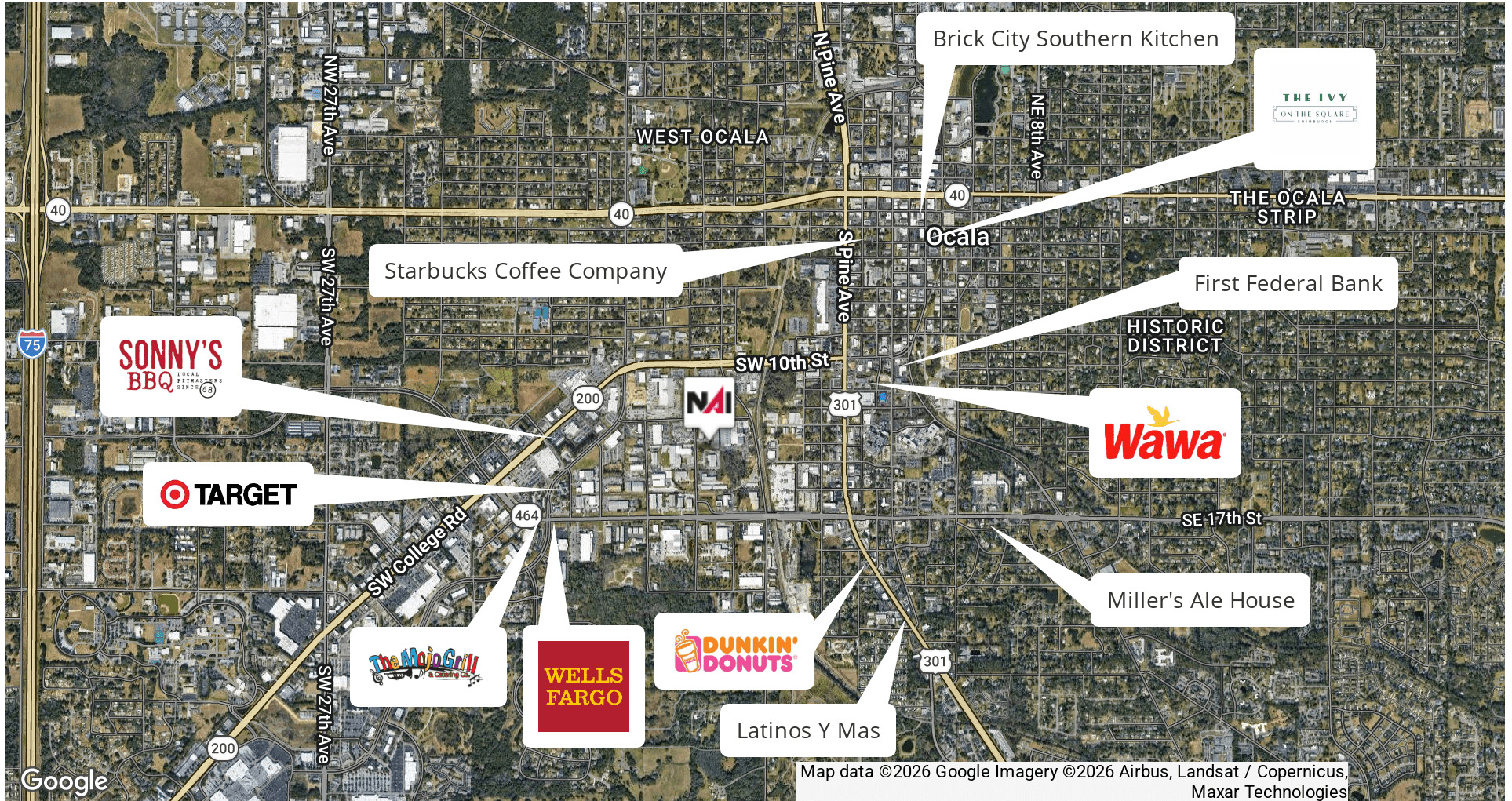
- ±5,600 SF Flex Industrial Office building in M1 Zoning
- ±2,600 SF office (including ±1,000 SF data center) & ±3,000 SF warehouse
- 10' x 11' roll-up door with 3' truck dock. 22KW standby generator
- ±0.49-acre fully fenced primary parcel & ±0.41-acre fully fenced adjacent parcel (satellite yard)
- Adjacent to CSX rail line with rear platform
- City water / on-site septic
- Flexible occupancy – partial or full availability on or before 10/1/26.
- See Broker for Lease listing details
- Also listed FOR SALE

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,975	16,686	37,199
Total Population	4,852	41,552	91,193
Average HH Income	\$54,038	\$70,943	\$79,834



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Lease Information

Lease Type:	NNN
Total Space:	5,600 SF

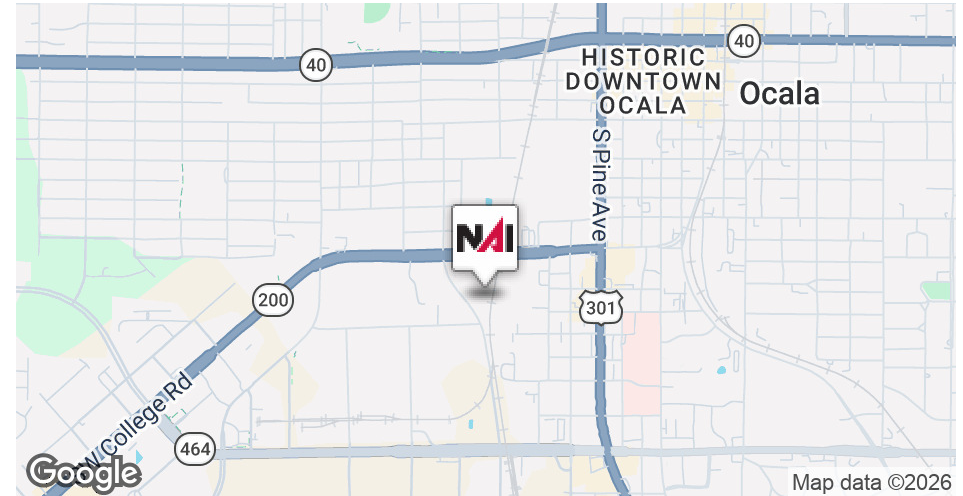
Lease Term:	60 months
Lease Rate:	\$12.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
For Lease	Available	5,600 SF	NNN	\$12.50 SF/yr	Tenant would lease entire building as of 10/1/26, however, it could be possible that the 3000sf and the office of 2600sf minus the 1000sf data center could be available months sooner as the landlord needs through 9/30/26 to vacate its data center.

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Offering Summary

Sale Price:	\$925,000
Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	5,600 SF
Available SF:	5,600 SF
Lot Size:	0.9 Acres
Year Built:	1950
Renovated:	2013
Zoning:	M1
Market:	Ocala / Gainesville

Property Overview

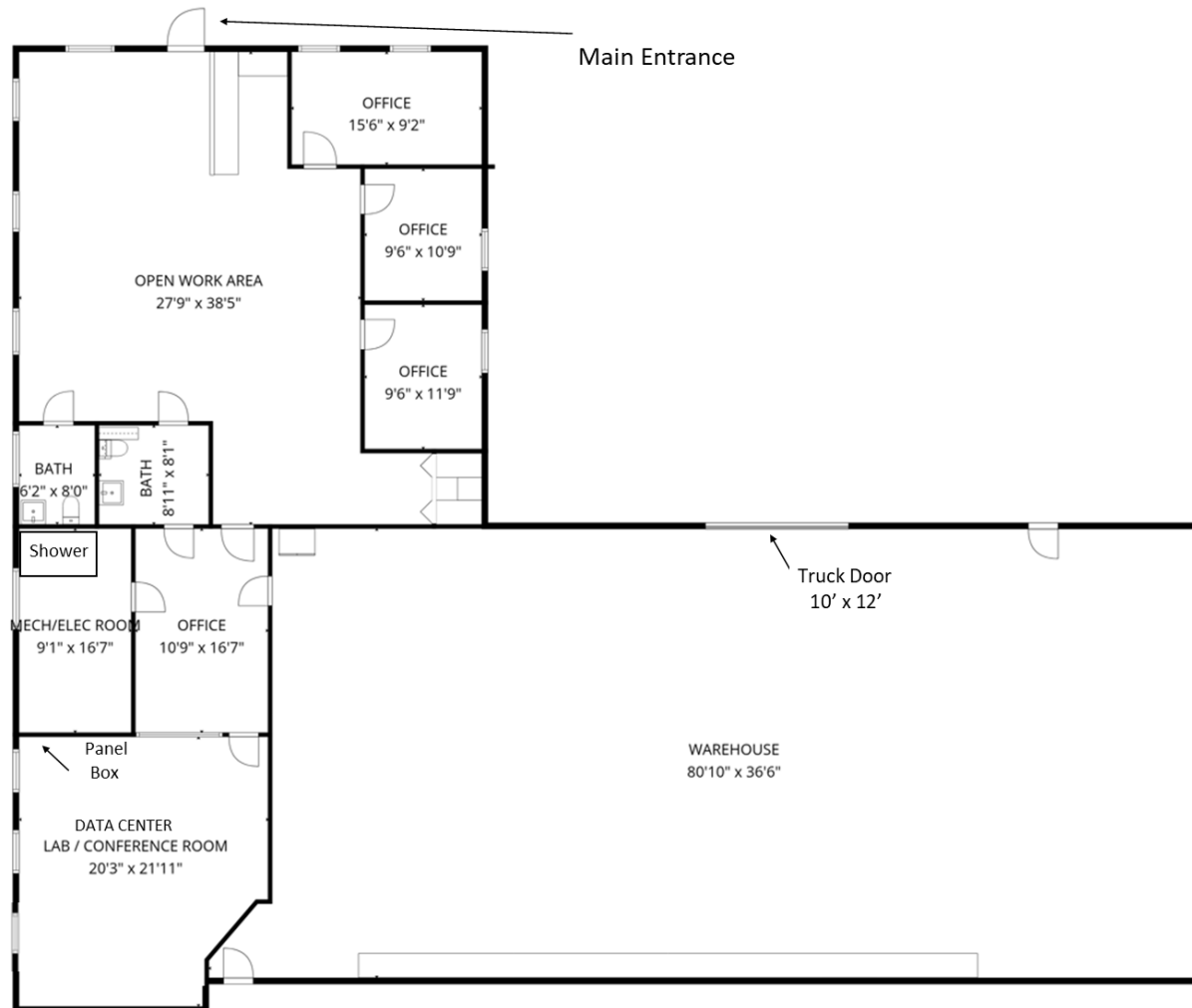
Positioned in the established industrial corridor of Ocala, this versatile $\pm 5,600$ SF flex/industrial facility offers a rare combination of office, data infrastructure, warehouse space, and secure outdoor yard—ideal for a wide range of industrial, technology, logistics, or communications users.

Located at 1137 SW 7th Road, Ocala FL within the former Taylor Field Airport / Ocala Industrial Park, the property benefits from M-1 zoning and direct adjacency to the CSX rail line, including a rear loading platform facing the tracks. The building sits on a fully fenced ± 0.49 -acre parcel and includes approximately 2,600 SF of office space, including a built-out $\pm 1,000$ SF data center environment, along with $\pm 3,000$ SF of traditional warehouse space. The warehouse has hard ceiling, natural lighting, and is serviced by a 10' x 11' roll-up door via a 3' truck dock, supporting efficient loading operations. Power reliability is enhanced by a 22KW standby generator, making the property particularly attractive for technology, communications, or mission-critical operations. The property is serviced by city water and septic. In addition, the offering includes an adjacent ± 0.41 -acre M-1 zoned parcel, separately fenced and currently utilized as a satellite dish farm—providing valuable excess land for expansion, outdoor storage, communications infrastructure, or specialized industrial use. See Broker for lease terms but highlights include: 5 Yr minimum initial term, \$12.50/sf base rent plus Real Estate Taxes & Insurance. 4% Annual base rent increases. Landlord warrants initial operation of Mech/Elec/Plumbing systems after which tenant maintains. Tenant maintains building and grounds except Roof and Structural which are Landlord's responsibility.

Currently occupied by the Landlord who can make the main office and warehouse portion of the building available as early as Summer 2026, with the data center and satellite yard to be vacated no later than September 30, 2026—allowing a tenant to ultimately utilize the full property.

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3' truck dock with 10'w x 12'h door



1600sf open office area with 3 private offices



1000sf data center infrastructure



.41 Acre vacant parcel currently a satellite farm



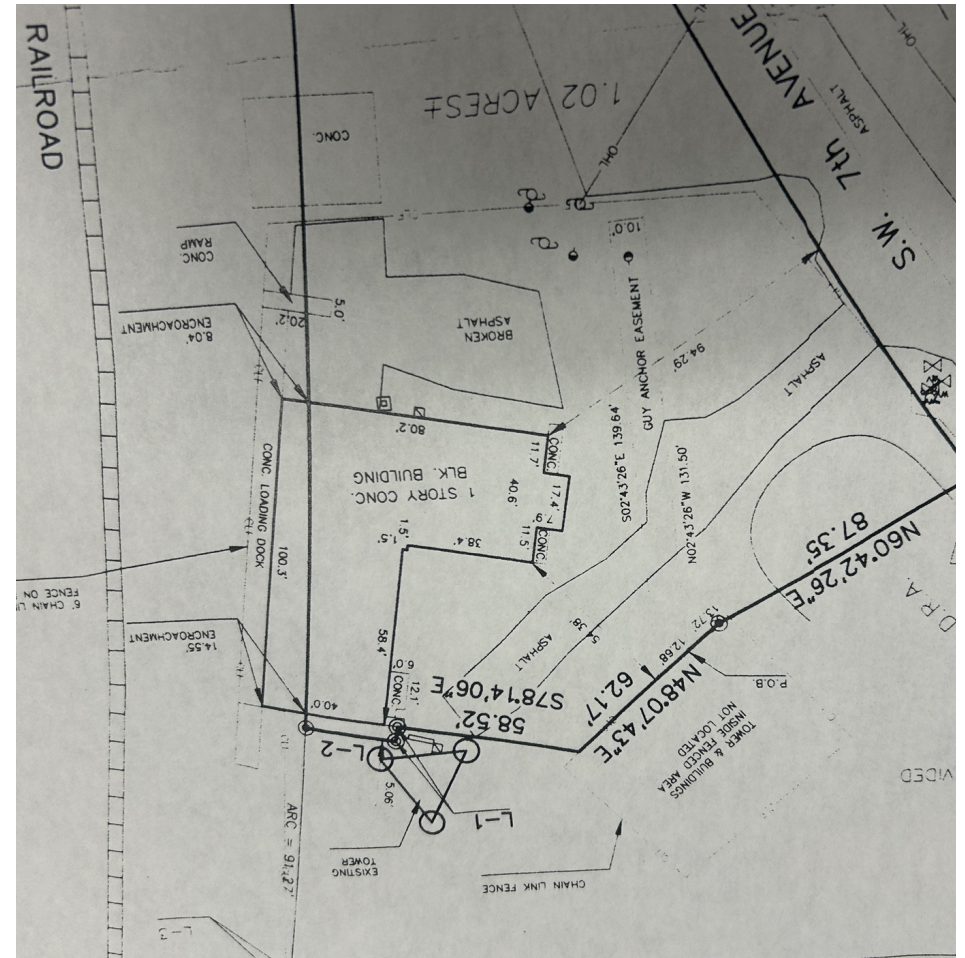
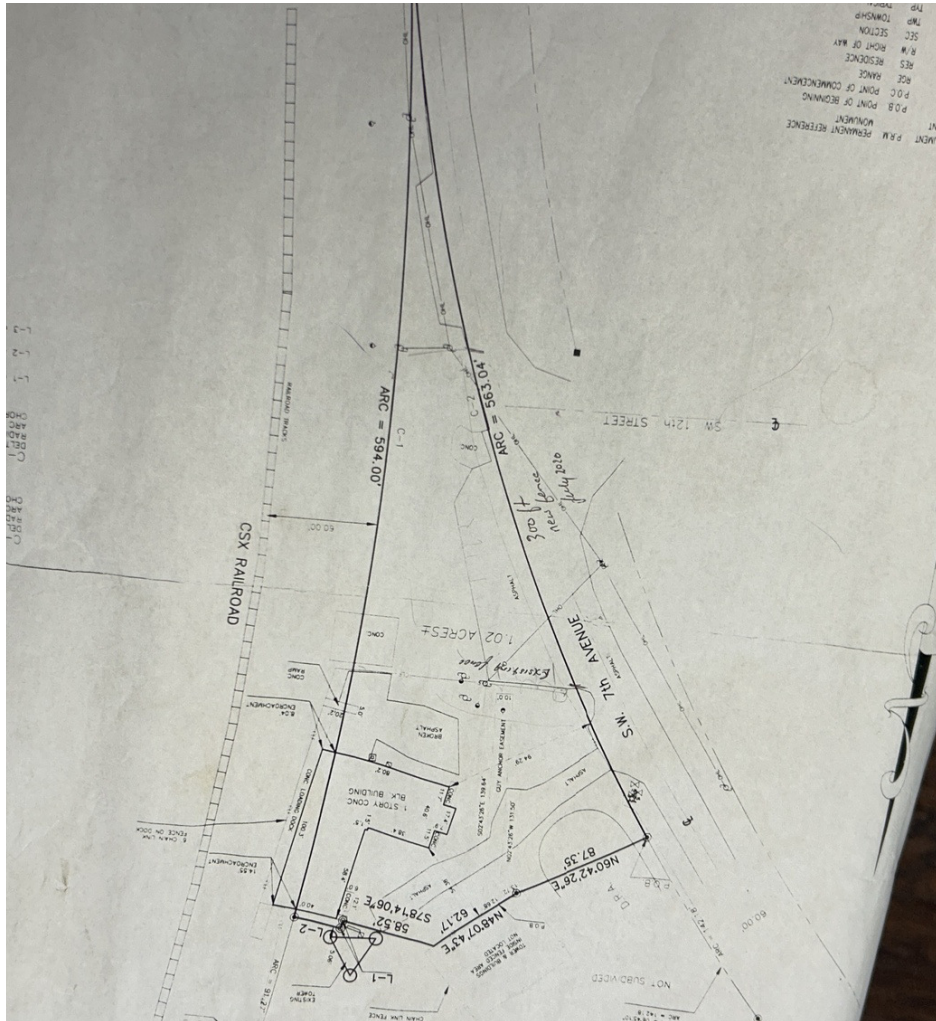
3000sf warehouse



10'w x 12'h truck door

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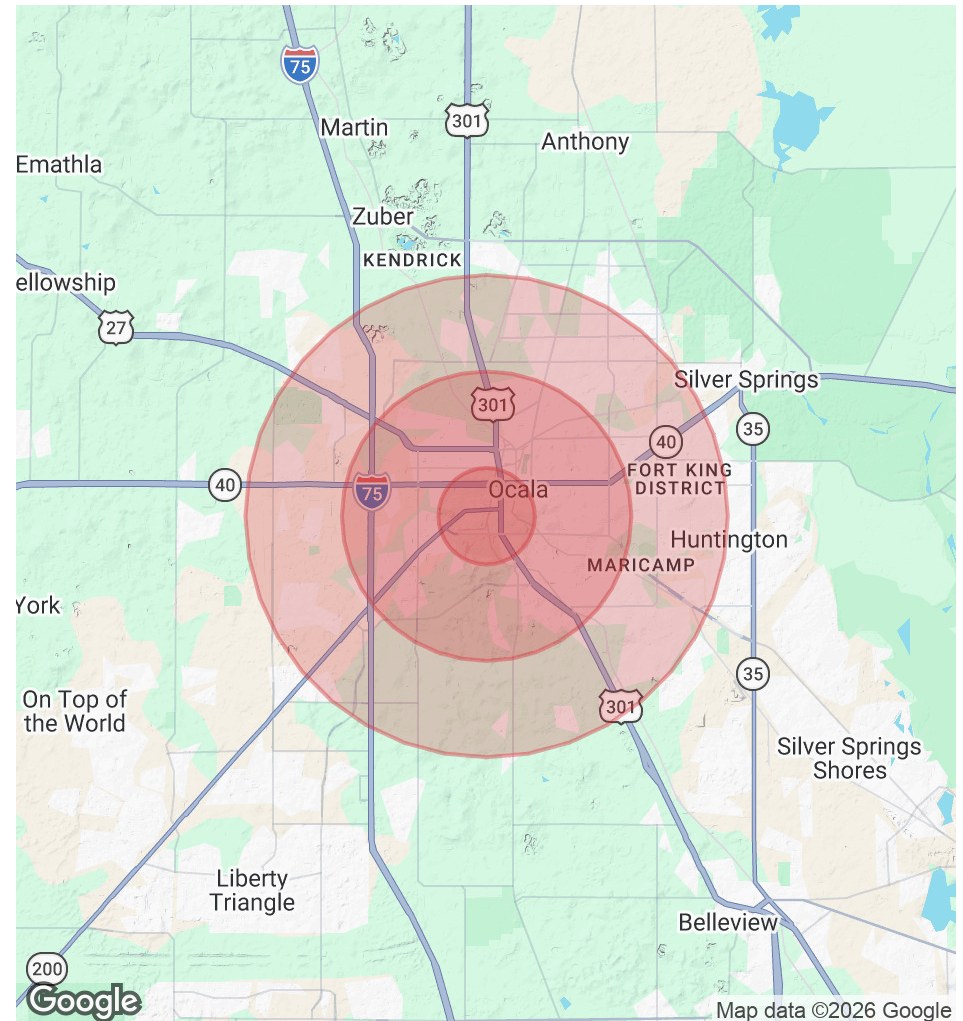
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,852	41,552	91,193
Average Age	40.7	40.1	41.8
Average Age (Male)	38.3	39.3	40.1
Average Age (Female)	44.4	42.2	44.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,975	16,686	37,199
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$54,038	\$70,943	\$79,834
Average House Value	\$282,992	\$284,134	\$266,165

2023 American Community Survey (ACS)



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Commercial Real Estate Services, Worldwide.

1137 Flex Industrial Office Bldg

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Professional Background

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 3000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp (now 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 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.

Education

University of South Florida - Bachelor of Science Mechanical Engineering (BSME) 1991

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