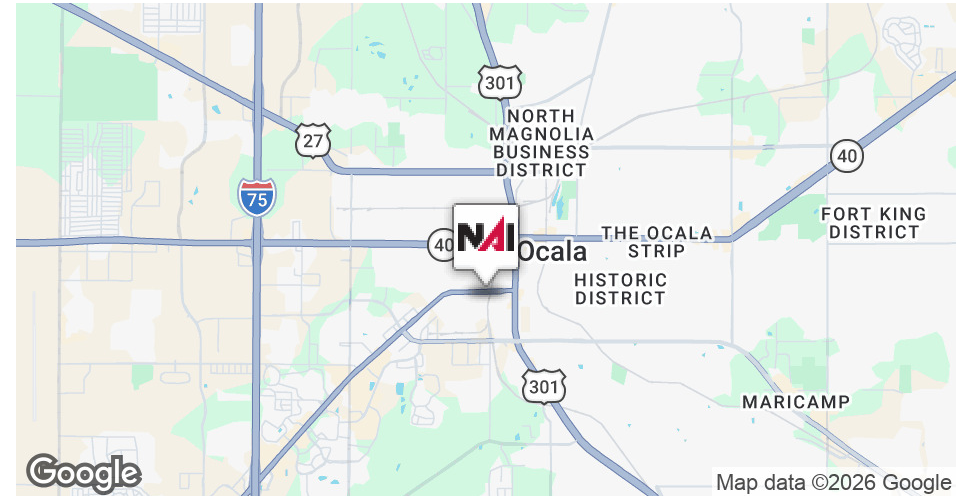


FOR SALE
\$925,000



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
- Also listed FOR LEASE

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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Offering Summary

Sale Price:	\$925,000
Building Size:	5,600 SF
Lot Size:	0.9 Acres
Price / SF:	\$165.18
Year Built:	1950
Renovated:	2013
Zoning:	M1
Market:	Ocala / Gainesville
Submarket:	SW Ocala

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.

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3' Loading Door 10'w x 11'h



1600sf open work area including 3 private offices



1000sf data center infrastructure



.41 Acre vacant lot currently a satellite farm



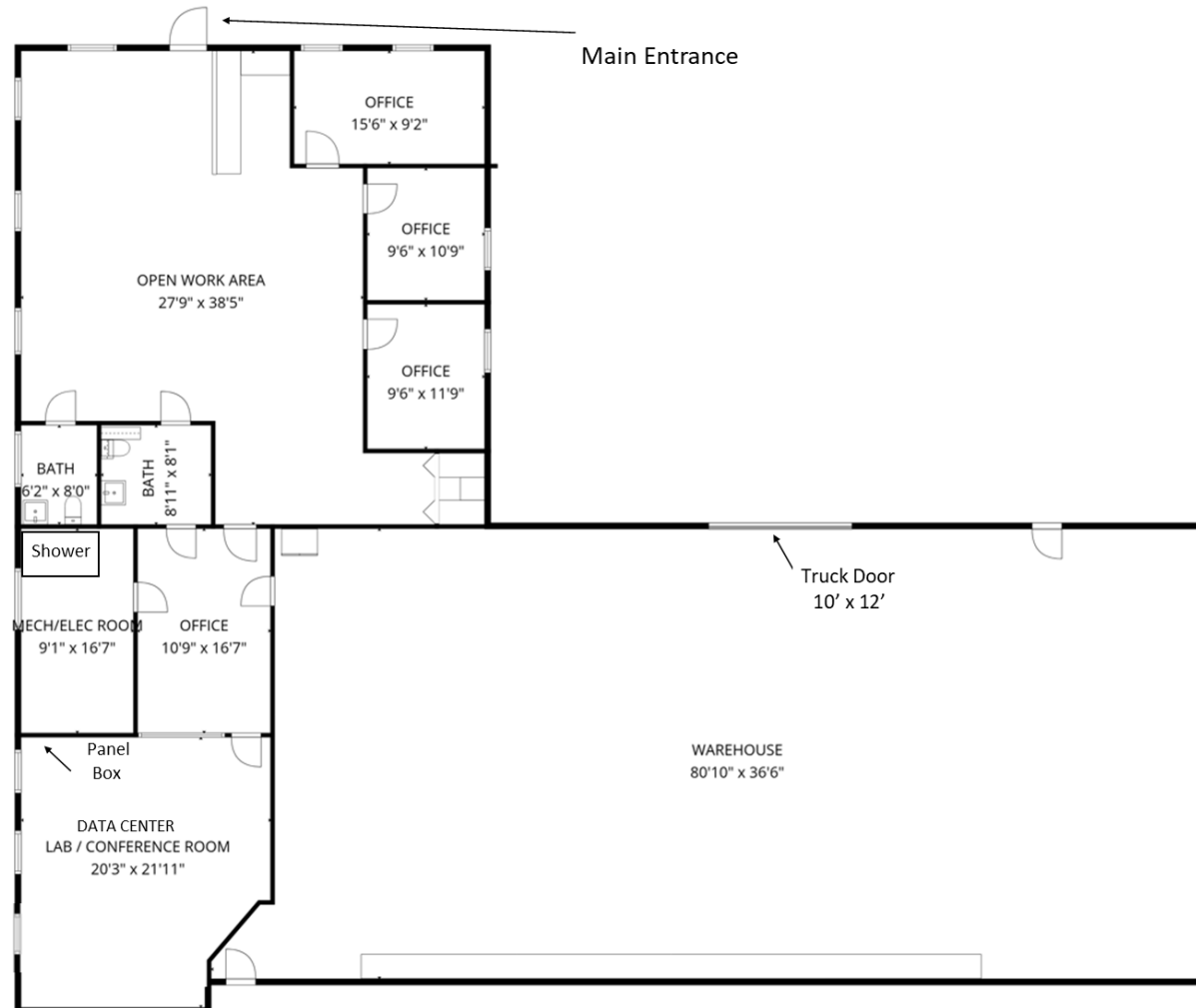
3000sf warehouse



2 bathrooms

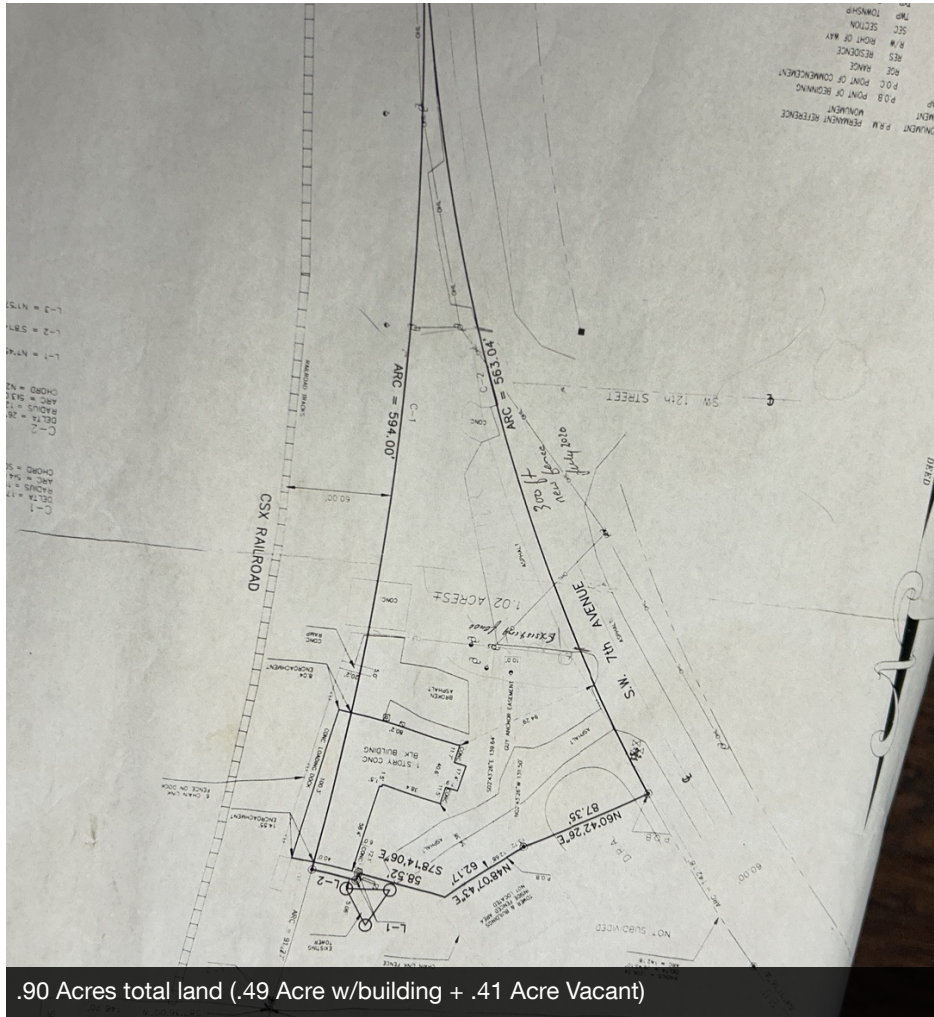
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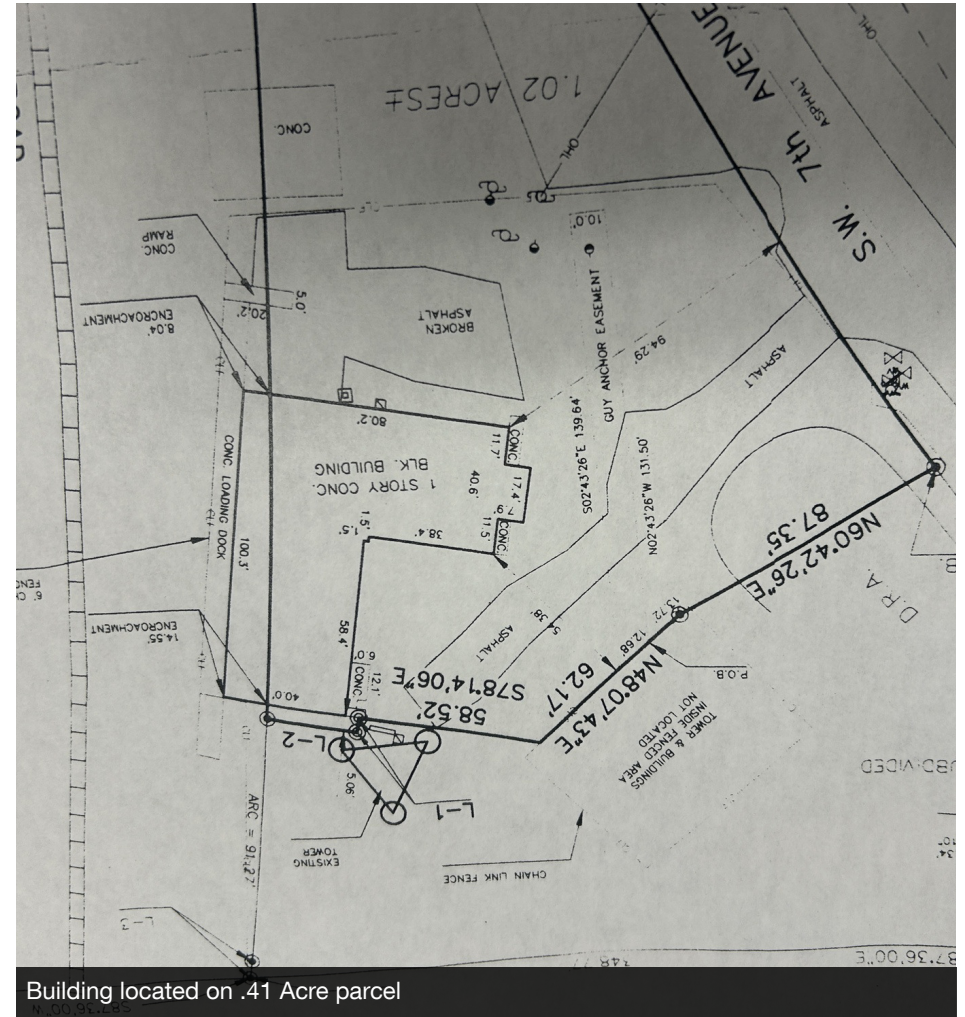


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.90 Acres total land (.49 Acre w/building + .41 Acre Vacant)



Building located on .41 Acre parcel

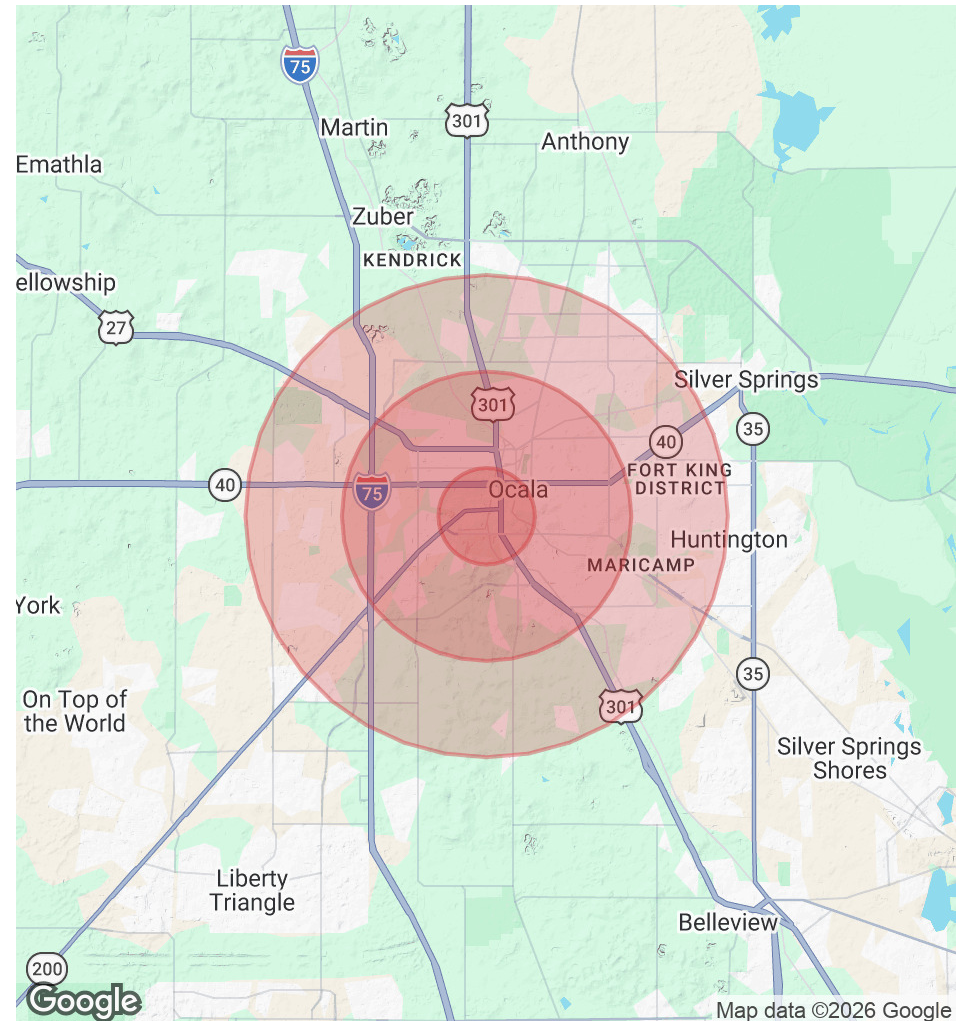
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,852	41,552	91,193
Average Age	40.7	40.1	41.8
Average Age (Male)	38.3	39.3	40.1
Average Age (Female)	44.4	42.2	44.0

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

1137 Southwest 7th Road, Ocala, FL 34471



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FL #BK3105657

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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