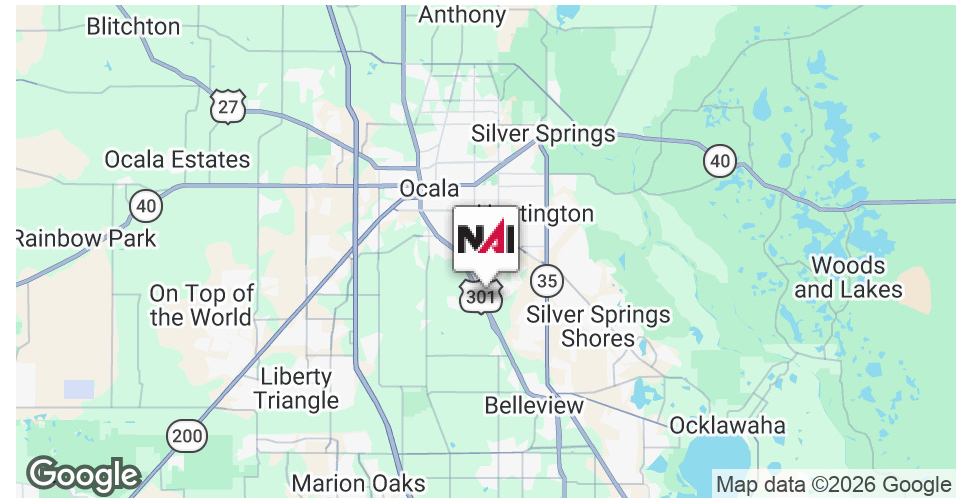


# Tri City Business Park - FOR LEASE

7175 S Pine Ave, Ocala, FL 34480

**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 \$3.23/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 |



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## Lease Information

|                     |          |
|---------------------|----------|
| <b>Lease Type:</b>  | NNN      |
| <b>Total Space:</b> | 1,750 SF |

|                    |              |
|--------------------|--------------|
| <b>Lease Term:</b> | 36 months    |
| <b>Lease Rate:</b> | \$9.50 SF/yr |

## Available Spaces

| Suite   | Tenant                         | Size     | Type | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|--------------------------------|----------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ A     | Ocala Architectural Foam       | 1,680 SF | NNN  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ■ B     | Available                      | 1,750 SF | NNN  | Available 12/1/26: 1750sf of Flex Warehouse space with 10' x 10' at grade roll up truck door, a 10.5' x 14.5' office immediately on the left, and remaining is an open warehouse with single bathroom in the rear. No back doors on spaces. Parking driveway allows temporary loading and unloading in front of unit truck door, but not parking vehicle servicing against the building - all service work must occur inside. Eave height 15.5", Ridge height 18'. 1750sf x (\$9.50 base rent + \$3.23 NNN) = \$1,856.46/mo. |
| ■ C     | Junk King                      | 1,750 SF | NNN  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ■ D     | Guardian Garage Ocala, LLC     | 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     | -                              | 1,750 SF | NNN  | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ■ 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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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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