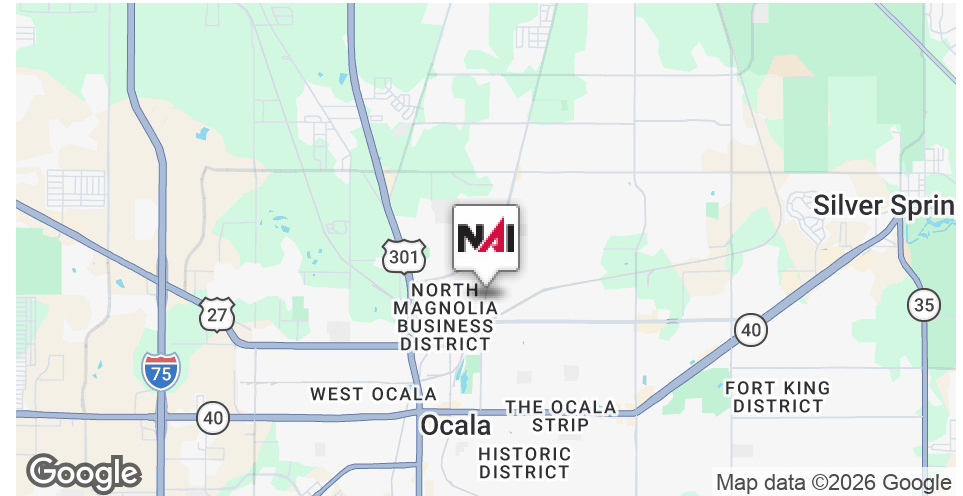


Anthony Industrial Park Warehouse

811 NE 16th Street, Ocala, FL 34470

FOR LEASE
\$16 SF/YR (GROSS)



Property Highlights

- Anthony Industrial Park in North-Central Ocala
- Unit 103-104 3900sf available now under Sublease through 3/31/27, or a direct lease with Landlord.
- 3 year minimum lease, 5 yr ideal.
- Warehouse is open ceiling and air conditioned with rear powered exhaust fan
- 4' Truck well/dock
- M1 zoned flex warehouse
- Well-kept front corner property
- 18' eave height with 14'x14' at-grade roll-up doors.
- Signage on NE 8th Road/Jacksonville Rd.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,066	15,250	31,430
Total Population	5,075	38,175	80,792
Average HH Income	\$37,833	\$46,583	\$53,956



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Available Spaces

	Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■	101	Orkin Pest Control	1,950 SF	Gross	Negotiable	-
■	102	Orkin Pest Control	1,950 SF	Gross	Negotiable	-
■	103-104	Available	3,900 SF	Gross	\$16.00 SF/yr	Available now as a sublease through 3/31/27 by Blue Triton water, or could do a direct lease now. Flex Warehouse suite includes 2 14' x 14' at grade roll up truck doors (1 roll up door is converted to storefront windows, one accesses front parking lot) and 1 14'x14' on a 4' truck well dock). Interior includes an IT/storage closet, and a handicap bathroom and the remainder of the 3900sf unit is air conditioned flex warehouse. Parking ratio is 1.92 spaces/1000sf. After sublease for which rate is determined by Blue Triton Brands, Rate is \$16/sf gross rent x 3900sf = \$5,200.00/mo.

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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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