

GUS GALLOWAY REALTY, INC.

13555-13595 SE 31st Ave Summerfield, FL 34491



Offered at \$3,900,000.00

- FULLY LEASED to Credit Tenant
- Annual NOI \$273,861.25
- 4% annual escalations, 5.5 years remaining on base term
- 22,175 SF
- 2.47 acres
- M2 industrial zoning
- Close to I-75 just off 4 lane corridor CR 484
- Recent renovations including roofs, office, warehouse, and grounds.

Serving Ocala for Over 40 years!

*Gus Galloway Realty, Inc
240 SE 17th St.
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352.867.0813 fax
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**NOLAN C. GALLOWAY III
BROKER, PRESIDENT, MRE, SIOR**



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Offering Description and Specifications

The property is currently leased to a credit tenant under a six-year, four-month triple net lease term that commenced on December 1, 2025, creating a stable income-producing investment opportunity backed by a quality tenant. With recent capital improvements already completed and industrial demand continuing to remain strong throughout the region, this asset presents an attractive opportunity for investors seeking durable industrial cash flow in a high-growth Central Florida market. Current year base rent is \$273,861.25 (\$12.35 PSF plus NNN) with 4% annual increases to base rent.

Located at 13555–13595 SE 31st Ave in Summerfield, this exceptional industrial/manufacturing investment opportunity offers a rare combination of functional industrial infrastructure, long-term income stability, and strategic Central Florida connectivity. Situated on 2.47± acres and M-2 Industrial Zoning, the property permits a wide range of industrial and manufacturing uses, including outdoor storage, making it well-suited for owner-users, investors, logistics operations, contractors, and manufacturing-related businesses.

The property consists of two industrial buildings totaling approximately 22,175± square feet of office and warehouse space, including a 5,000± SF building and a 17,175± SF building. The site has been significantly improved with numerous recent upgrades, including new roofs, new asphalt paving, new roll-up doors, updated lighting throughout, and newly renovated office buildouts designed to accommodate modern operational needs. The warehouse configuration offers drive-in access for efficient loading and maneuverability, while the fully fenced site provides secure outdoor storage and operational flexibility.

Additional property features include 3-phase power, well and septic service, ample yard area, and functional warehouse layouts capable of accommodating a variety of industrial users.

Strategically positioned with quick access to Interstate 75, the property benefits from excellent regional connectivity throughout Central Florida while remaining conveniently located near The Villages, Belleview, Marion Oaks, and the greater Ocala market. Its location provides efficient access to major transportation corridors, labor pools, suppliers, and customer bases.

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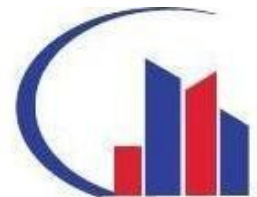
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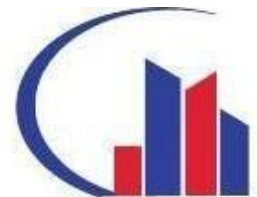
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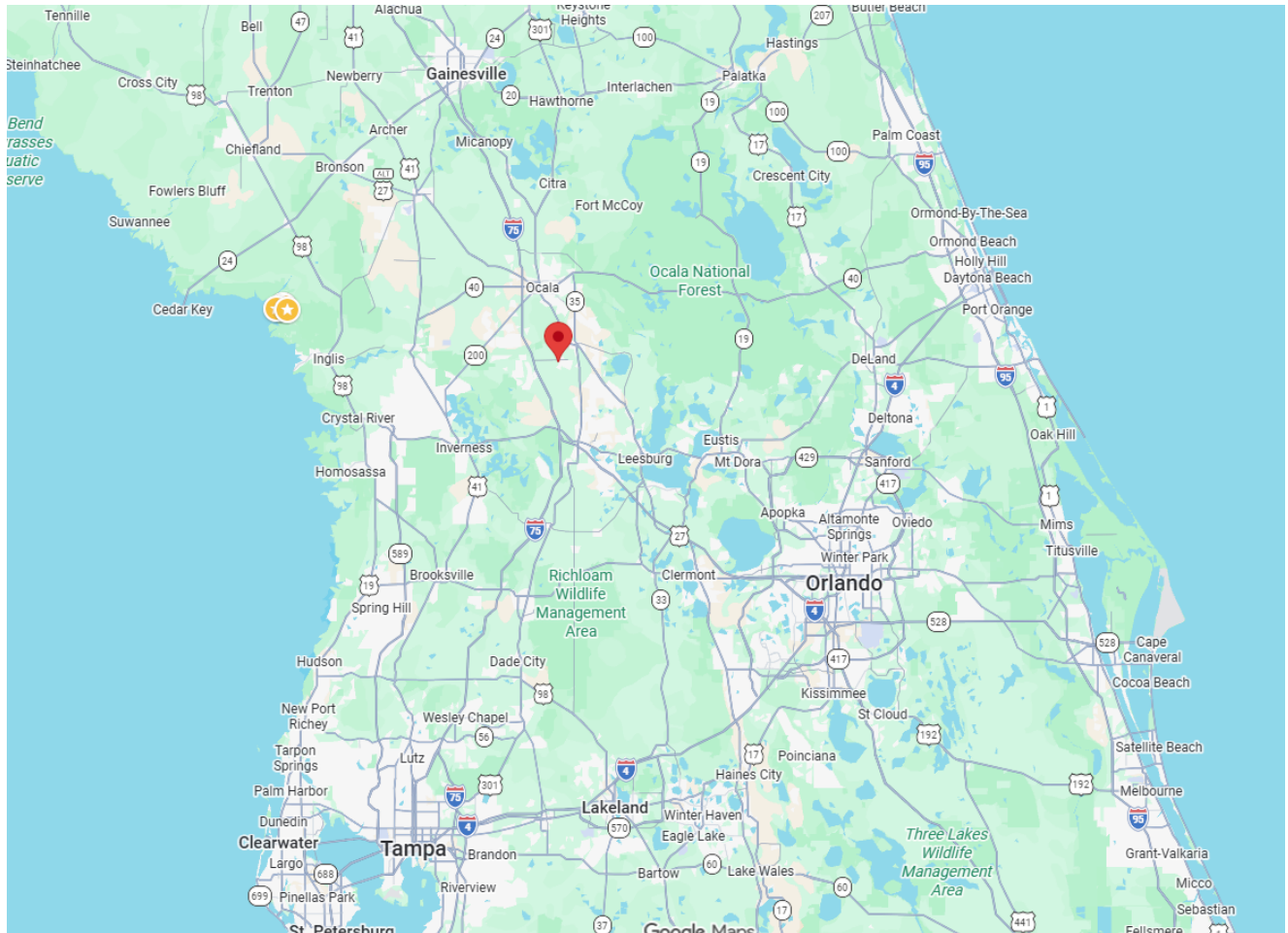
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