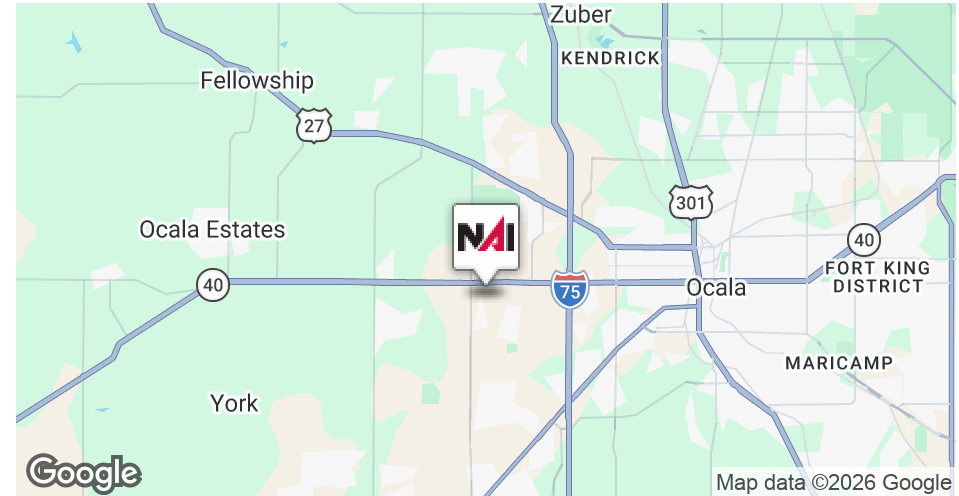


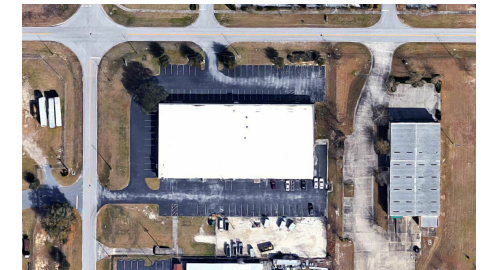
FOR LEASE
\$13 SF/YR (MG)



Property Highlights

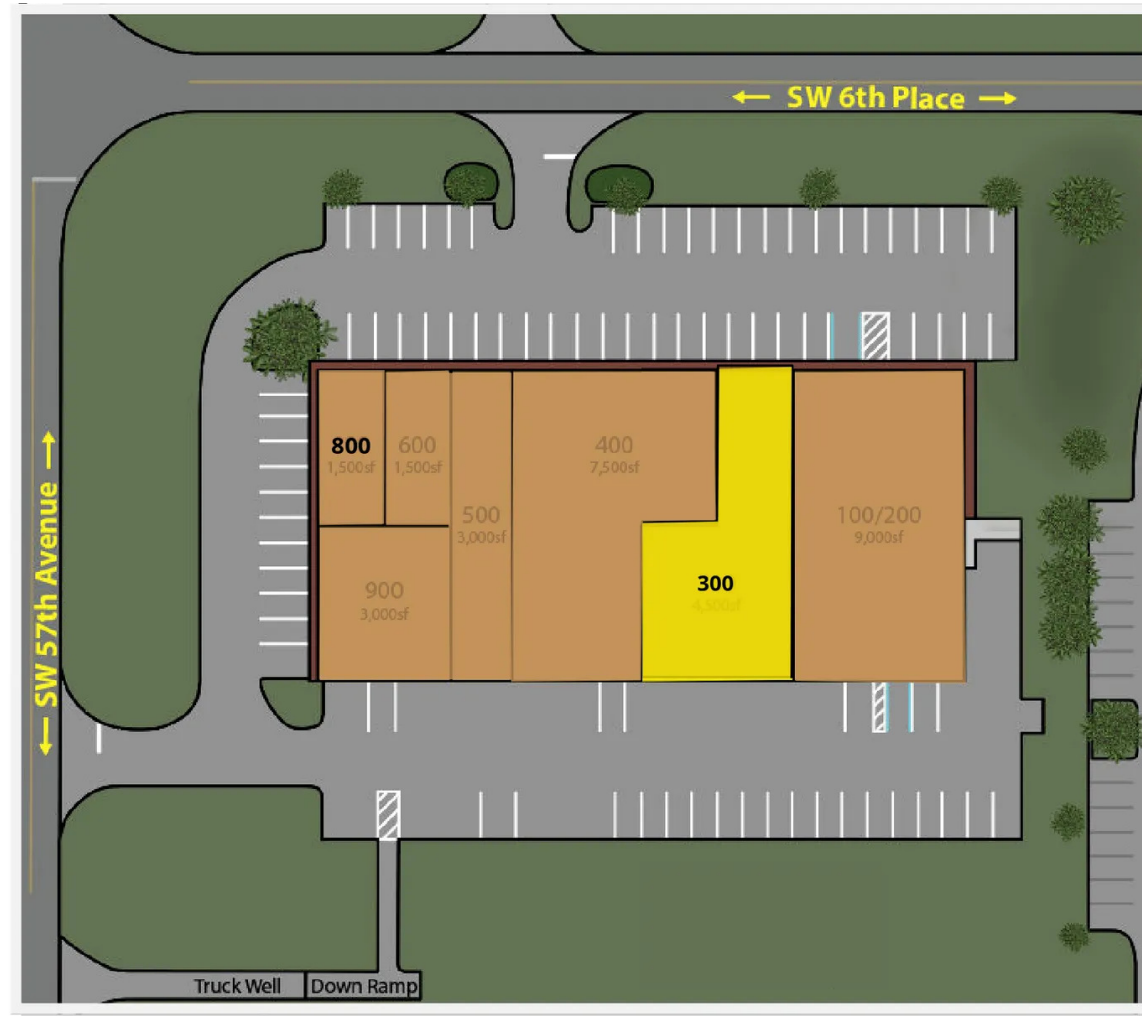
- Located near Ocala International Airport and World Equestrian Center (WEC)
- Industrial with at-grade doors, and office space available
- Detached 4' truck dock with downramp to parking lot
- 30,000 SF building, 7 tenants
- Parking ratio 2.8 per thousand, plus overflow
- M-1 Zoned, 2318-009-001

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,028	8,590	21,297
Total Population	2,366	21,679	51,581
Average HH Income	\$66,827	\$83,340	\$82,998



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Lease Information

Lease Type:	MG
Total Space:	4,500 SF

Lease Term:	36 months
Lease Rate:	\$13 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 100-200	Department of Corrections	9,000 SF	Modified Gross	Negotiable	-
■ 300	Available	4,500 SF	Modified Gross	\$13.00 SF/yr	New Ceiling Tiles, New office paint! Minimal office space includes Lobby, 2private offices and an office bathroom. Rear portion is well lit air conditioned warehouse with 12' x 12' at grade truck door and second bathroom. 3 phase electric. 4500sf x \$13/sf Gross rent = \$4,875.00
■ 400	Solar Lites, Inc	7,500 SF	Modified Gross	Negotiable	-
■ 500	Amino Cell	3,000 SF	Modified Gross	Negotiable	-
■ 600	Altra Service Professionals, Inc	1,500 SF	Modified Gross	Negotiable	-
■ 800	AEGIS F LLC, dba Professional Carpet Systems	1,500 SF	Modified Gross	Negotiable	-
■ 900	Superior Aluminum and Design	3,000 SF	Modified Gross	Negotiable	-

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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

Memberships

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