

Income-Producing IOS | Owner-User Opportunity

Asking: \$4,500,000

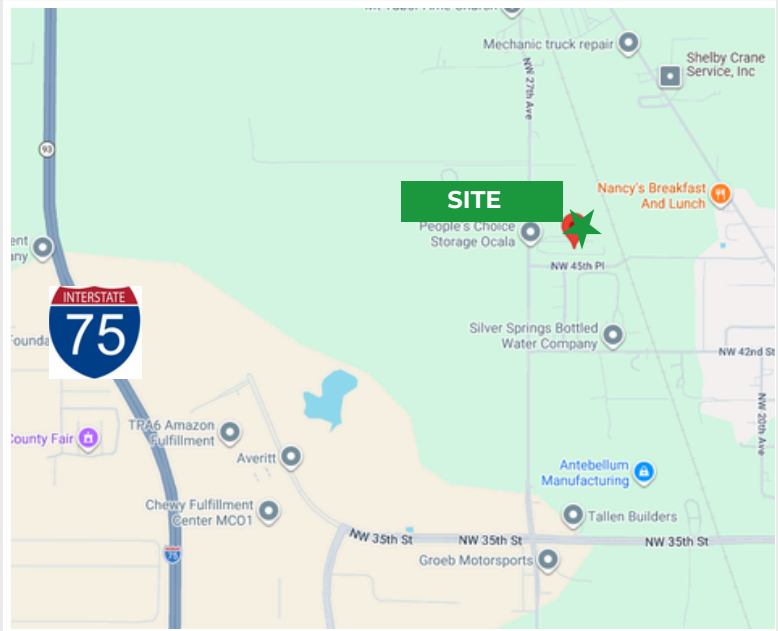


4545 NW 27th Ave, Ocala, FL 34475



PROPERTY HIGHLIGHTS

- ±8.77 acres, M-1 zoned light industrial located 1 mile from new I-75 Interchange
- Active RV, Boat & Industrial Outdoor Storage operation
- Month-to-month tenants | 30-day termination clause (can provide rent roll)
- Conceptual plans for ±10,000 SF owner-user building
- Existing improvements: gated access, fencing, wash station & lighting

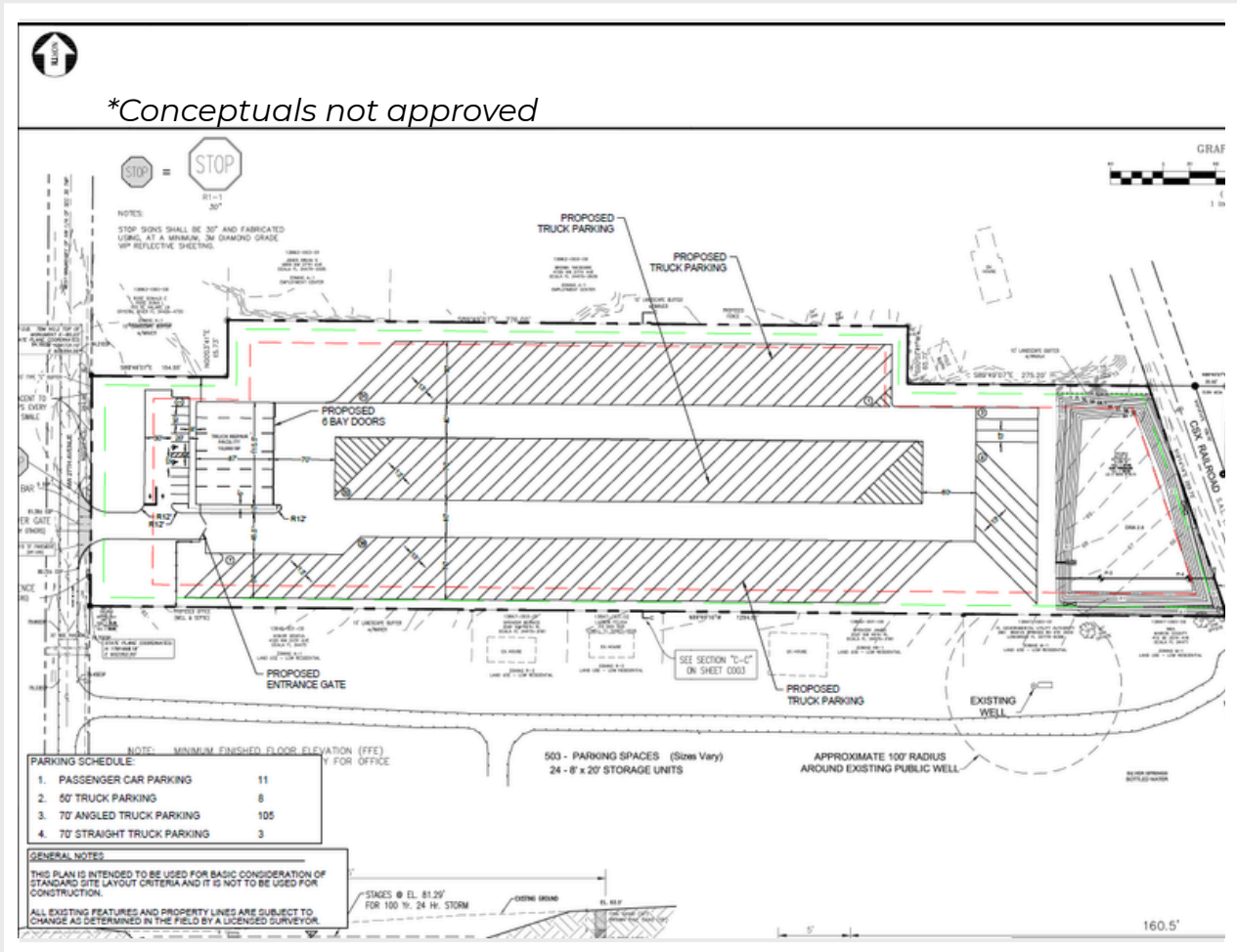


Hunter Strickland, CCM, Principal
Website www.hrspg.com

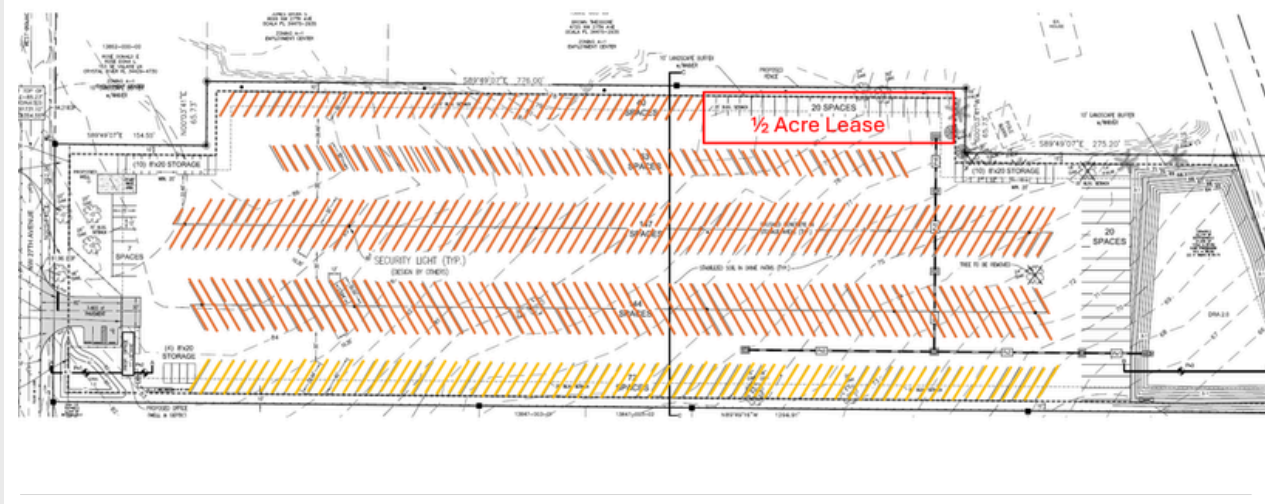
Phone 321-663-1243
Email Hunter@hrspg.com



Conceptual Plans



Current Site plan RV and Boat Storage rented lots with 1/2 Acre leased as IOS



Permitted Uses

PERMITTED USES BY CATEGORY

WAREHOUSE & STORAGE

- Warehouse / bulk storage facilities
- Self storage / mini storage
- Distribution & fulfillment centers
- Wholesale distribution
- Trucking terminals / motor freight
- Storage yards (screened/enclosed)
- Construction material & vehicle storage
- Moving & storage firms

COMMERCIAL & OFFICE

- Professional / business offices
- Medical / dental offices
- Auto repair & auto body shops
- Heavy machinery & equipment sales
- Construction equipment sales
- Lumber yards & building material sales
- Convenience store / fuel sales
- Restaurant (accessory / incidental)
- Hotel / motel
- Kennel / veterinary clinic

AGRICULTURE & INTERIM

- Agriculture (interim land use)
- Grain elevator
- Fish / fowl hatchery (wholesale)
- Worm farm

MANUFACTURING & INDUSTRIAL

- Light manufacturing & assembly
- Industrial & research laboratories
- Food processing & preservation
- Fabrication shops
- Building trades / contractor facilities
- Custom trade shops (HVAC, plumbing, welding, sheet metal, carpentry, etc.)
- Bottling plant (non-alcoholic)
- Cold storage plant

SPORTS, RECREATION & INSTITUTIONAL

- Golf course / driving range
- Tennis / racquetball / swim facility
- Archery range
- Horse racetrack
- Outdoor shooting facility
- Heliport
- Vocational school
- Hospital
- Race track (any kind)

Source: Marion County Land Development Code § 4.2.27 — Light Industrial (M-1). This summary is for informational purposes only; not all uses are listed.