



**506 SE 3RD AVE  
OCALA, FL 34471**

INDUSTRIAL PROPERTY  
OWNER USER

Ryan Jenkins  
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*OFFERING MEMORANDUM*



# EXCLUSIVELY *PRESENTED BY*




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## Ironhorn Enterprises

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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

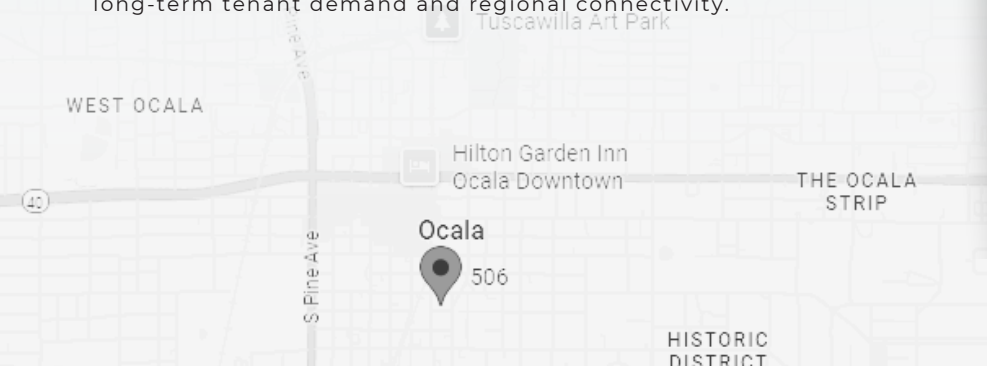
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# EXECUTIVE SUMMARY

506 SE 3rd Avenue presents a 30,120-square-foot industrial/commercial property situated on 1.34 acres in the heart of Ocala. The single-story facility features 14.5'-22.5' clear heights, two exterior loading docks, and four truck wells, providing strong functionality for distribution, service, or institutional users.

Just southeast of Downtown Ocala, the property is minutes from Marion County Courthouse and AdventHealth Ocala, and offers convenient access to Interstate 75 via SR 40. This infill positioning within Ocala's government, medical, and business corridor enhances long-term tenant demand and regional connectivity.



## THE OFFERING

<b>Building SF</b>	30,120 SF
<b>Year Built</b>	1972
<b>Lot Size (Acres)</b>	1.34
<b>Parcel ID</b>	2822-036-000
<b>Zoning Type</b>	FBC
<b>Clear Height</b>	14.5'-22.5'
<b>Docks</b>	2
<b>Power</b>	200a/240v 3p

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Located steps from Downtown Ocala's government, medical, and business district, the property offers exceptional visibility with immediate access to US-301/441 and the SE 3rd Ave redevelopment corridor.



**Expansive Space:** The 30,120 SF single-story building provides a large, efficient footprint ideal for professional, administrative, or operational needs.



**Strategic Features:** The site's layout supports strong street presence and operational flow, enhancing branding potential and customer accessibility.



**Industrial Infrastructure:** With 14.5'-22.5'-foot clear heights and two exterior loading docks, the property offers industrial-grade functionality suitable for storage, distribution, or hybrid operational uses.

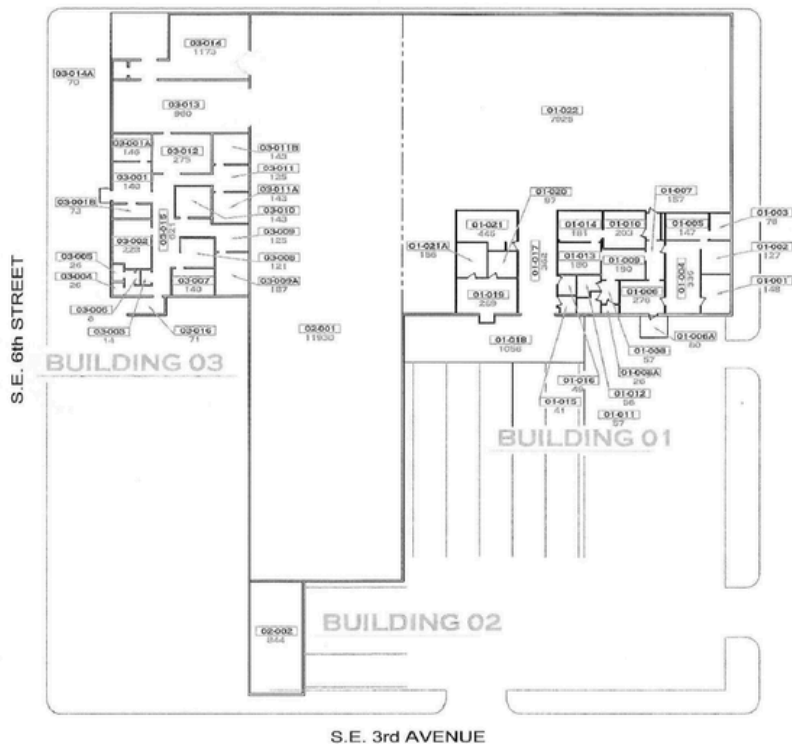


**Zoning Advantage:** The 1.34-acre site allows a broad range of commercial and institutional uses, giving owner-users maximum flexibility in how the property can be utilized.



# FLOOR PLAN

S.E. OSCEOLA AVENUE



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$25,160	\$25,663	\$26,176	\$25,700	\$27,234	\$27,779
INSURANCE	\$10,459	\$10,668	\$10,882	\$11,099	\$11,321	\$11,548
<b>TOTAL OPERATING EXPENSES</b>	<b>\$35,619</b>	<b>\$36,331</b>	<b>\$37,058</b>	<b>\$37,799</b>	<b>\$38,555</b>	<b>\$39,326</b>
<b>NET OPERATING INCOME</b>	<b>\$35,619</b>	<b>\$36,331</b>	<b>\$37,058</b>	<b>\$37,799</b>	<b>\$38,555</b>	<b>\$39,326</b>

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# RENT ROLL

## 506 SE 3<sup>RD</sup> AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	30,120				
<b>TOTAL</b>		<b>30,120</b>				



# ABOUT OCALA, FL

Ocala, Florida has emerged as one of the Southeast's strongest mid-market environments for commercial and industrial real estate, driven by its strategic location, expanding logistics ecosystem, and sustained population and business growth. Positioned along the I-75 corridor, Ocala serves as a central transportation hub with same-day reach to major Florida metros, supporting a fast-growing distribution, manufacturing, and service-sector base. The city's strong industrial identity—anchored by the thriving equine industry, medical services sector, and a growing roster of logistics and light-industrial users—has spurred demand for modern facilities with high clear heights, dock loading, and flexible site plans. Downtown Ocala continues its revitalization with government, professional office, hospitality, and mixed-use development strengthening the urban core, while surrounding commercial corridors attract retailers, service providers, and institutional users seeking visibility and accessibility. With competitive operating costs, pro-business zoning, expanding labor availability, and robust infrastructure investment, Ocala offers a compelling environment for owner-users, investors, and operators seeking long-term value in a growth-oriented Florida market.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	4,911	45,757	97,193
<b>2024 ESTIMATE</b>	5,440	47,656	100,552
<b>2029 PROJECTION</b>	6,125	52,954	111,559
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	2,063	18,078	39,178
<b>2024 ESTIMATE</b>	2,297	18,931	40,713
<b>2029 PROJECTION</b>	2,588	21,054	45,196
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	72,848	73,195	79,670

# MAP



Hilton Garden Inn

Ocala Downtown

From \$159/night on Hilton Garden Inn O...

HISTORIC DOWNTOWN OCALA

Ocala

Later Gator Moving

506 SE 3RD AVE

# 506 SE 3<sup>RD</sup> AVE | OCALA, FL 34471

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