

## INDUSTRIAL PROPERTY FOR SALE



## Property Description

Excellent location with I-75 exposure. Zoned M-1 for light manufacturing, property has easy access to I-75 corridors located North and South bound. There is 60,556sf of usable warehouse space that has 22 ground level roll-up doors and 8 dock high. Warehouse equipped with fire suppression system, ingress / egress of 44th Ave, main driveway has gated entrance, property is fully fenced.

## Property Highlights

- 60,556SF Warehouse w/ 28ft Ceilings
- Easy Access to I-75
- Fire Suppression

## OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	11.73 Acres
Building Size:	60,876 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	104	490
Total Population	57	207	1,059
Average HH Income	\$100,219	\$99,259	\$95,067

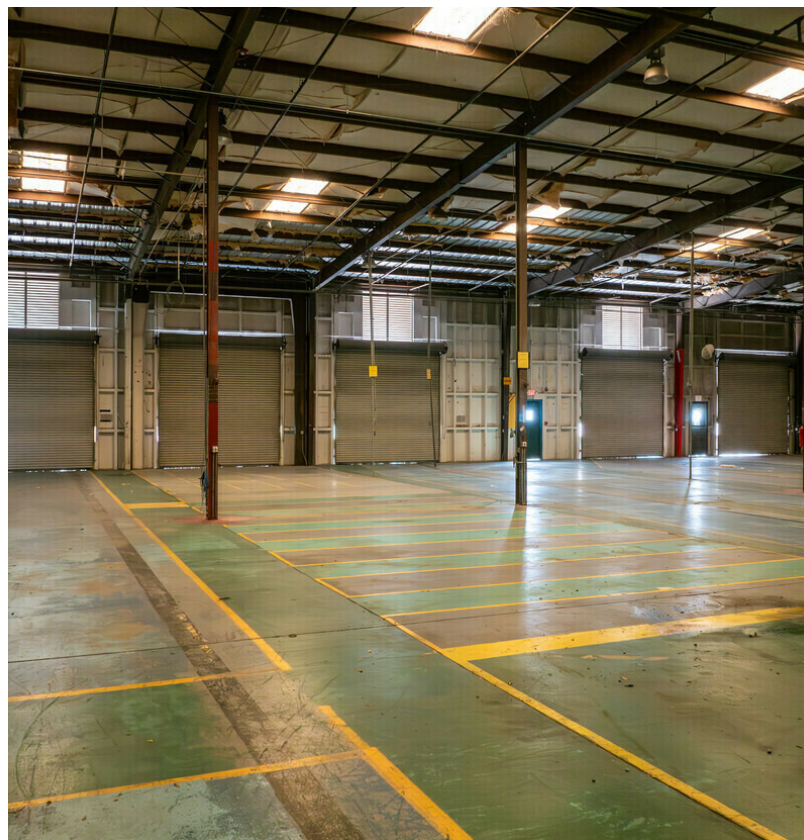
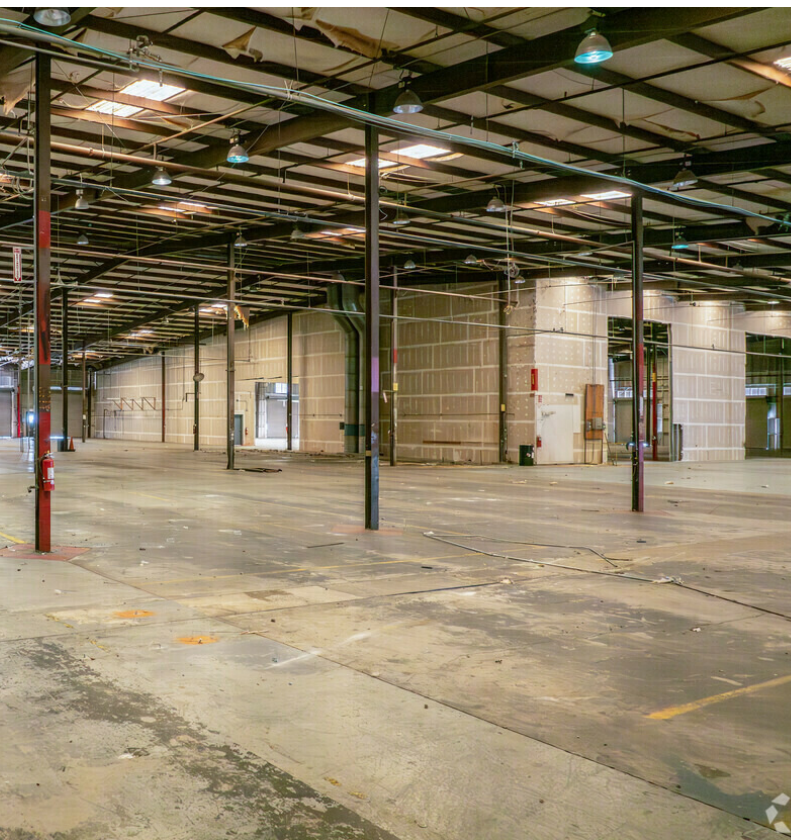


I-75 Warehouse | 44th Ave

5407 NW 44th Ave All Units, Ocala, FL 34482

ThomasOldenborg.com

INDUSTRIAL PROPERTY FOR SALE



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1910 SW 18th Court Building 100  
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COMMERCIAL

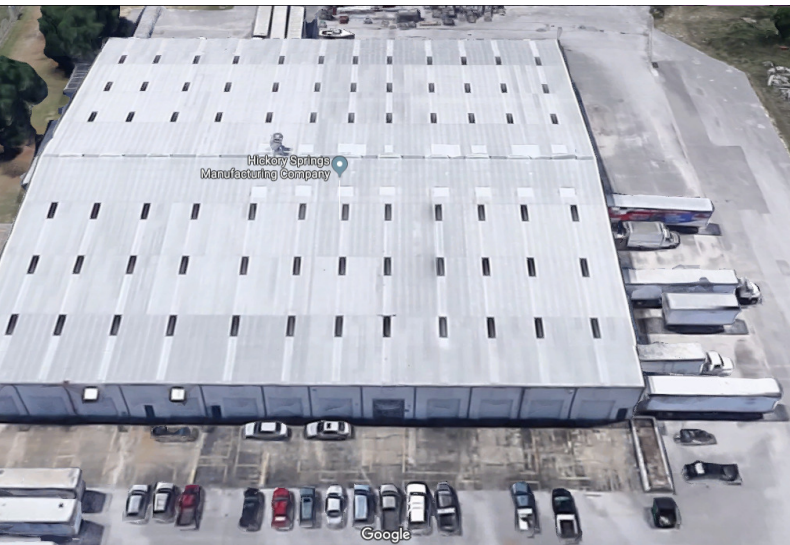
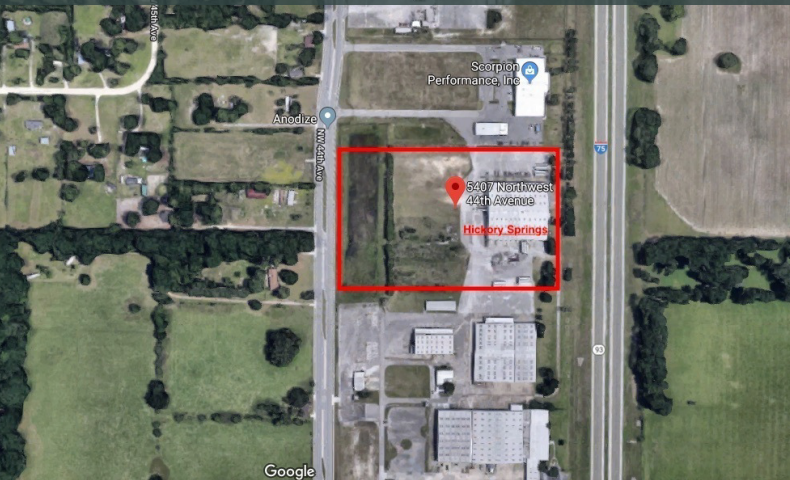


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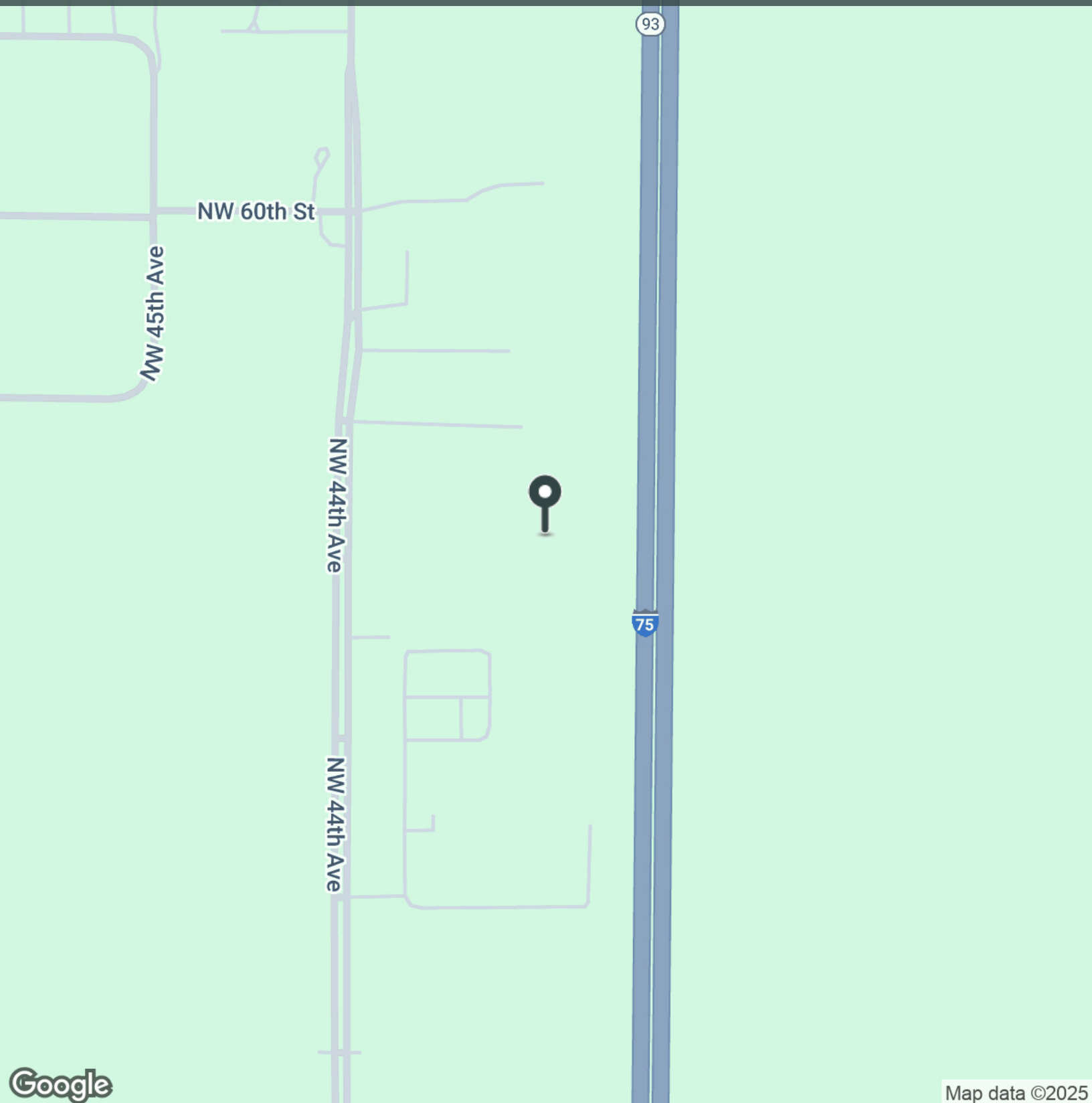
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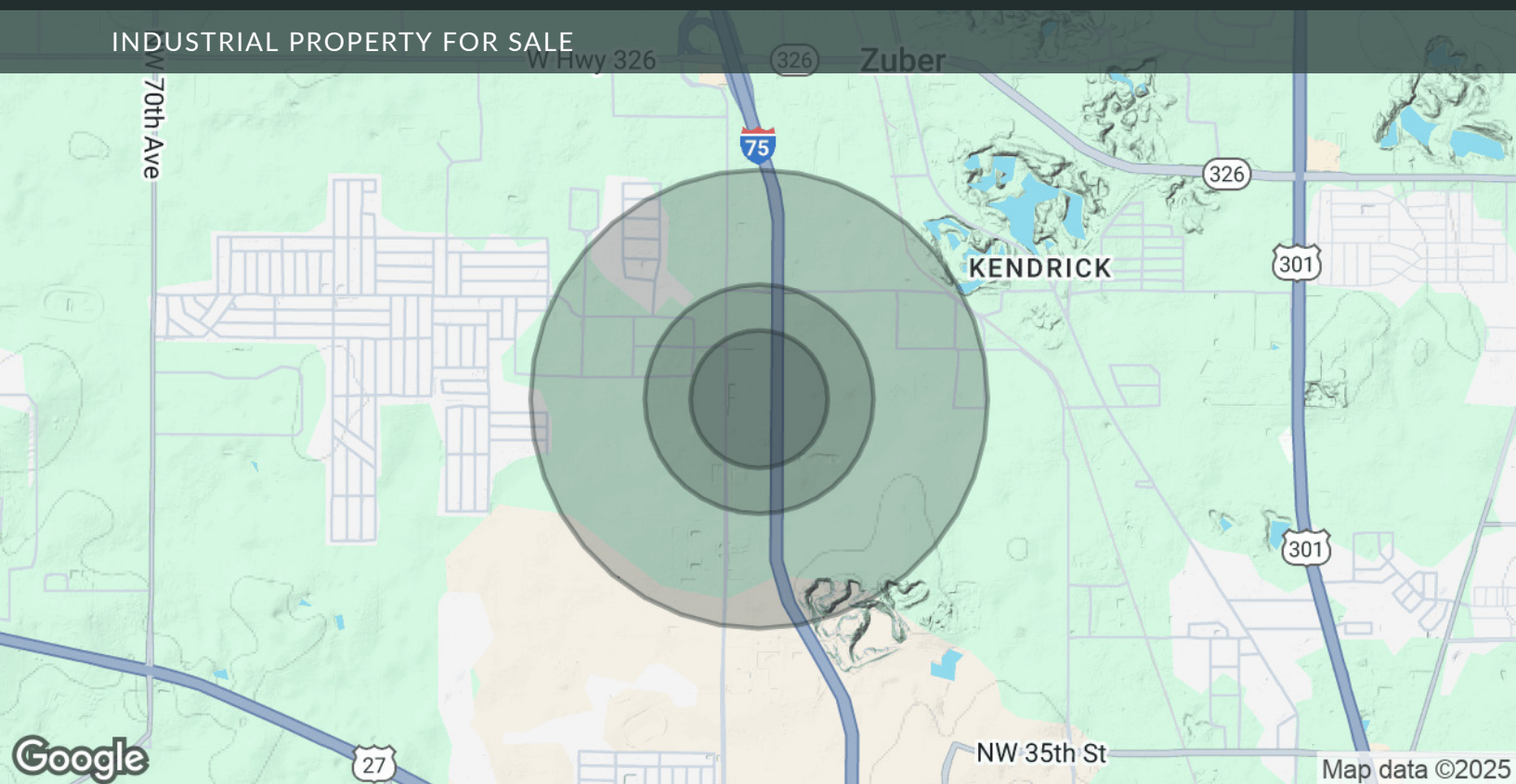
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	207	1,059
Average Age	59	57	51
Average Age (Male)	59	56	50
Average Age (Female)	60	57	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	104	490
# of Persons per HH	2	2	2.2
Average HH Income	\$100,219	\$99,259	\$95,067
Average House Value	\$276,362	\$267,823	\$251,615

Demographics data derived from AlphaMap

## INDUSTRIAL PROPERTY FOR SALE

Sale Price

\$8,000,000

## LOCATION INFORMATION

Building Name	I-75 Warehouse   44th Ave
Street Address	5407 NW 44th Ave All Units
City, State, Zip	Ocala, FL 34482
County	Marion
Market	Inside Metro Radius
Township	14
Range	21
Section	27
Road Type	Paved
Nearest Highway	I-75
Nearest Airport	Ocala International Airport

## BUILDING INFORMATION

Building Size	60,876 SF
Tenancy	Single
Number of Floors	1
Year Built	1987
Warehouse %	98.0%
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Ceilings	28ft

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1
Lot Size	11.73 Acres
APN #	13538-002-01
Lot Depth	10,000 ft
Traffic Count	80500
Traffic Count Street	I-75

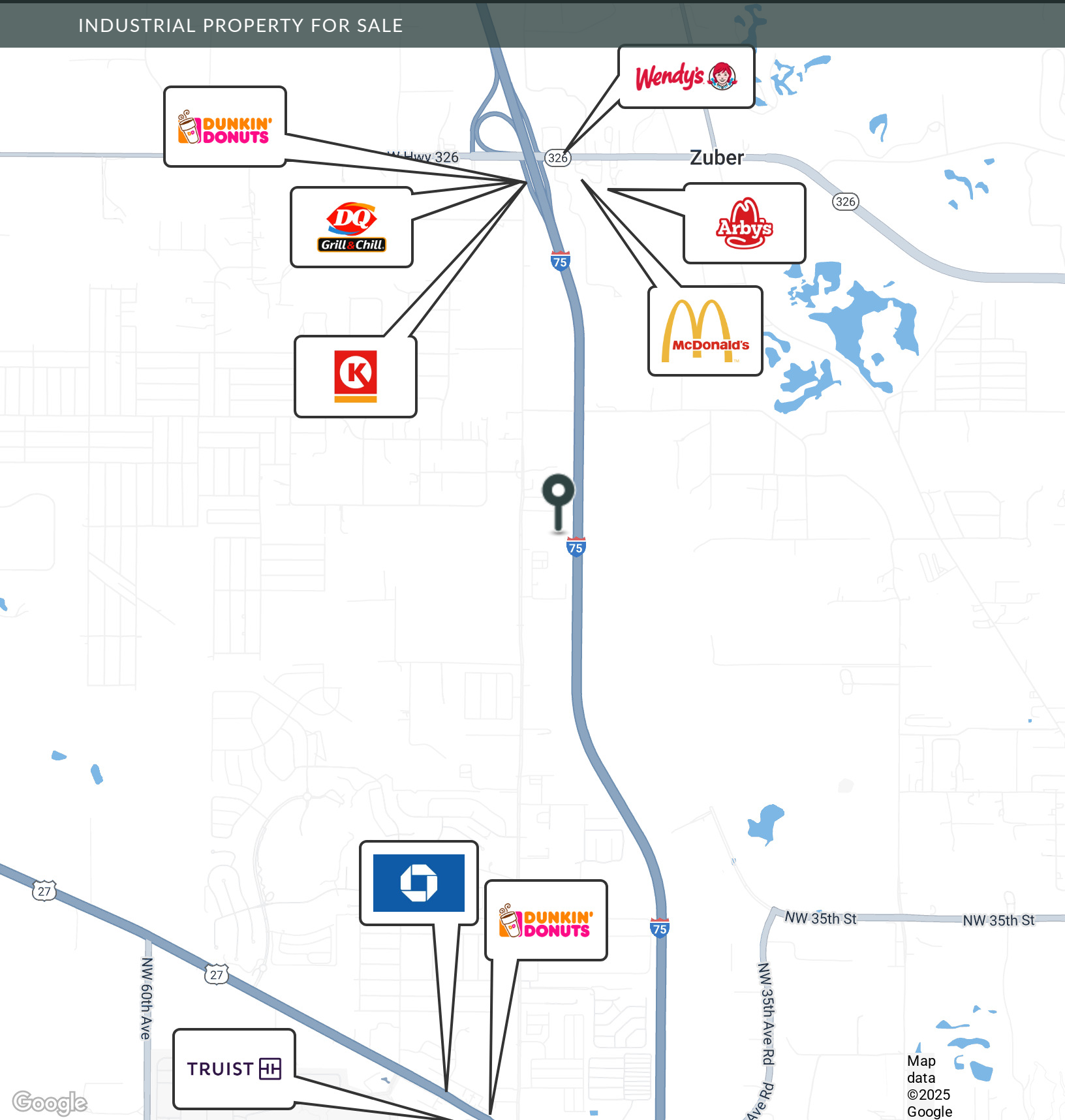
## PARKING &amp; TRANSPORTATION

Parking Type	Surface
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## UTILITIES &amp; AMENITIES

Central HVAC	Yes
Restrooms	2

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