

Goshen, IN

Elkhart, IN

Ocala, FL

Elizabethtown, PA

Waco, TX



**100%
LEASED**

NNN INVESTMENT OPPORTUNITY MULTI-STATE INDUSTRIAL PORTFOLIO

550,000+ SF

*Seven Building Portfolio
+ 3 AC Pad Ready Site*

NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY

This Offering Memorandum presents a rare opportunity to acquire a multi-market industrial portfolio leased to nationally recognized, investment-grade, and industry-leading tenants across four high-performing logistics and manufacturing regions: Ocala, Florida; Goshen, Indiana; Elkhart, Indiana; Elizabethtown, Pennsylvania; and Waco, Texas. Together, these facilities serve as critical distribution, manufacturing, and service hubs for companies operating in the RV, HVAC, construction materials, transportation, and supply-chain sectors.

INVESTMENT HIGHLIGHTS



Seven Industrial Assets

Totaling over 550,000 SF
Plus 3 Acres Development Pad Site



\$3,330,408
Current NOI



100% NNN Leased
Portfolio



Strategically Located

Close proximity to major
transportation corridors



Strong Annual
Rent Growth



Strong Tenant Mix



6.4 Year WALT



High Demand Asset Class

PROPERTY OVERVIEWS

Ocala, FL
Building 1



Ocala, FL
Building 2



Ocala, FL
Building 3



Ocala, FL
Land



Address	3530 SW 7th St.	3420 SW 7th St., Building 100	3420 SW 7th St., Building 200	SW 7th St.
Sq Ft / AC	30,000 SF (fully leased)	20,000 SF (fully leased)	39,696 SF (fully leased)	3 Acres
Tenant	Dave Carter & Associates	Orlando Freightliner	Lennox Stores (Suite 201) Tropic Supply (Suite 202) Dave Carter & Associates	
Description	<ul style="list-style-type: none"> • 30,000 SF • Single Tenant • 3 Dock Doors • 2 Drive-In Doors • 25' Clear Height • 2 Story Office • Fenced Truck Court 	<ul style="list-style-type: none"> • 20,000 SF • Single Tenant • 2 Dock Doors • 24' Clear Height 	<ul style="list-style-type: none"> • 39,696 SF • Multi-Tenant • Tropic Supply: 20,000 SF • Lennox Stores: 15,000 SF • Dave Carter: 5,000 SF • 4 Dock Doors • 3 Drive-in Doors • 24' Clear Height 	<ul style="list-style-type: none"> • Pad Ready • Utilities on Site

PROPERTY OVERVIEWS

Elkhart, IN



Goshen, IN



Elizabethtown, PA



Waco, TX



Address 1136 Verdant Dr. 2434 Century Dr. 4 Creek Court 7301 Santos Dr.

Sq Ft / AC 87,757 SF (fully leased) 303,618 SF (fully leased) 29,984 SF on 5.9 AC 39,250 SF

Tenant Airxcel, Inc. Dave Carter & Associates Dave Carter & Associates Dave Carter & Associates

- Description**
- 87,757 SF
 - Single Tenant
 - 8 Dock Doors
 - 4 Drive-In Doors
 - Column Spacing: 48' x 25'
 - 26' Clear Height
- 303,618 SF
 - Single Tenant
 - 2 Story Office
 - 23 Dock Doors
 - 2 Drive-In Doors
 - Column Spacing: 28' x 56'
 - 32' Clear Height
- Single Tenant
 - 4 Dock Doors
 - 1 Drive-in Door
 - 450 SF Fenced-in Yard with Additional Drive-in
 - 24' Clear Height
- Single Tenant
 - 3 Dock Doors
 - 3 Drive-In Doors
 - Column Spacing: 25' x 60'
 - Clear Height: 27'
 - Fenced-In Yard



Elizabethtown, PA



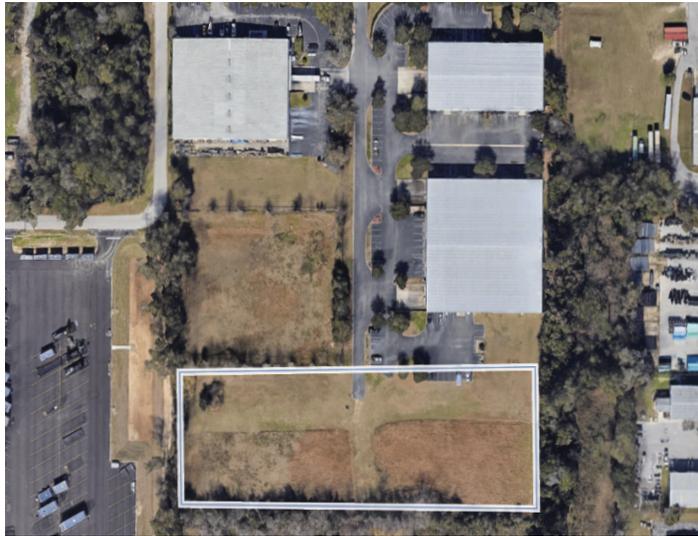
Elkhart, IN



Elizabethtown, PA



Waco, TX



Land



Waco, TX



Goshen, IN



Elkhart, IN



Goshen, IN



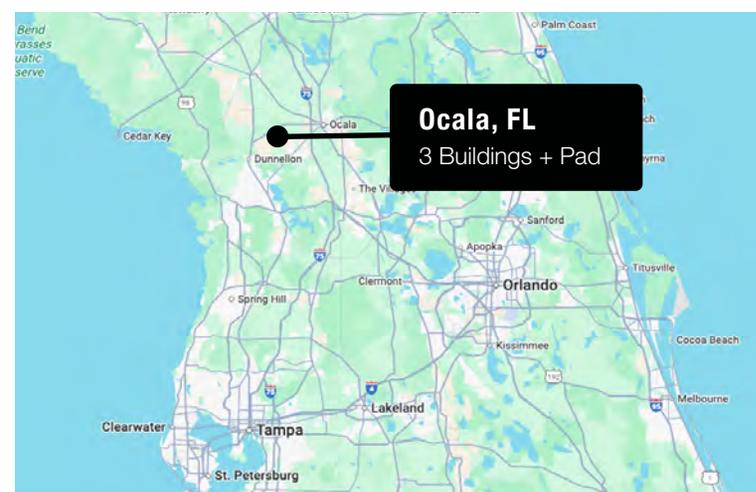
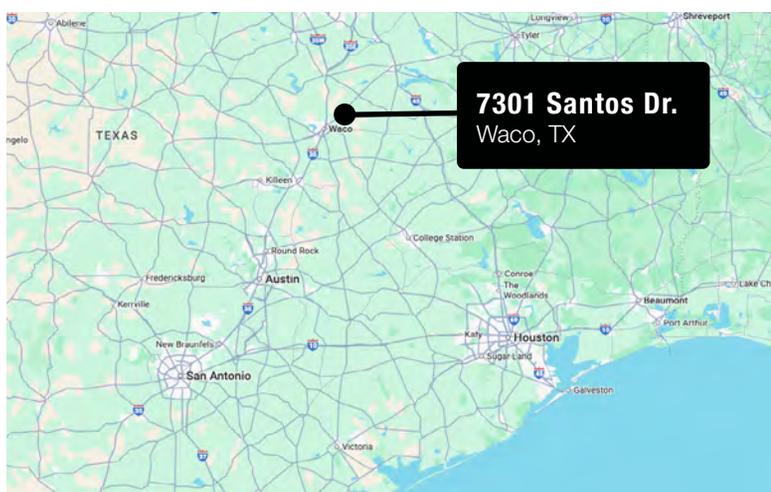
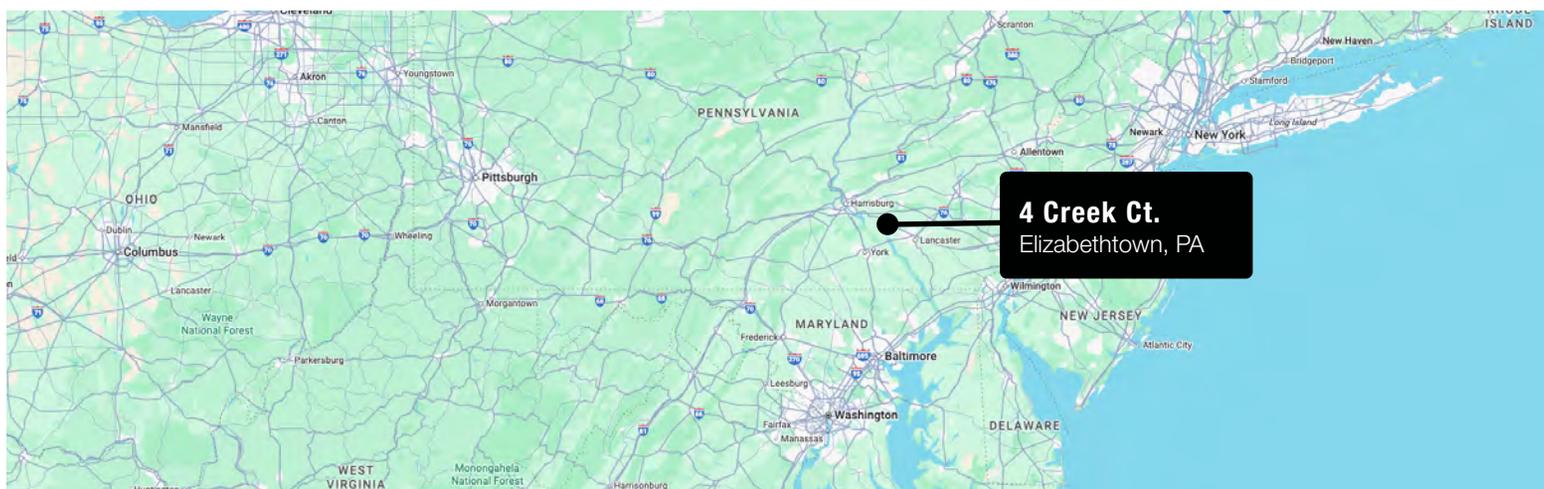
Ocala, FL



Ocala, FL



Ocala, FL





For More Information Contact:

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