



View Full OM Here [BANNERBUSINESSPARK.COM](http://BANNERBUSINESSPARK.COM)

Executive Summary

# Banner Business Park

2121 SW 19th Avenue Rd, Ocala, Florida 34471

**84,217± SF Class B Industrial Located in Ocala, Florida**

Colliers



## The Offering

Colliers, as the exclusive advisor, is proud to present Banner Business Park, strategically located in the heart of Ocala, Florida. This Property offers a diverse range of flexible suite sizes, multiple loading options (including grade-level and dock-high configurations), an above-market parking ratio and convenient access to major highways such as I-75, SR 301, and SR 40. Additionally, its proximity to nearby amenities support employee recruitment and retention efforts.

**Prime Location in Ocala’s Economic Hub:** Located in the heart of Ocala, the Property benefits from its position within one of Florida’s fastest-growing markets. Its proximity to major transportation corridors and regional infrastructure ensures strong demand for industrial and business use.

**Flexible Industrial Design:** The Property offers a diverse range of suite sizes and flexible loading configurations, including grade-level and dock-high options. This versatility caters to a broad spectrum of industries, from logistics and distribution to light manufacturing.

**Above Market Parking Ratio:** Featuring an above-market parking ratio, the property provides ample space for tenant operations and workforce accessibility. This advantage enhances tenant appeal, particularly for businesses requiring high parking availability.

**Access to Key Markets:** Situated near major transportation hubs and key regional infrastructure, the property ensures seamless connectivity to local and national markets. This accessibility is ideal for logistics-driven tenants and businesses with expansive distribution needs.

**Varied Functionality:** The Property’s functionality is highlighted by providing Tenants with various loading options (dock and grade), varied suite compositions (low and high office compositions), and major road thoroughfare visibility.

**Thriving Surrounding Amenities:** The Property is surrounded by amenities that enhance employee satisfaction, recruitment, and retention, such as dining, retail, and services. These nearby conveniences contribute to long-term tenant stability and operational success.

**Strong Tenancy:** The asset benefits from a strong national and regional tenant base including WinSupply, Quest Diagnostics, West Shore Homes and Smart Customer Solutions.

**Low Vacancy Market:** The Property, located in Ocala, a market characterized by low industrial vacancy rates (8%) driven by high tenant demand and limited supply. This favorable market dynamic supports strong rental growth potential and long-term occupancy stability for the asset.

**Below Replacement Costs:** The Property offers a compelling opportunity to acquire a quality asset below current replacement cost. This pricing advantage provides investors with immediate value while mitigating risks associated with rising construction costs and development timelines.



**\$8,200,000**  
Price

**\$97**  
Price per SF

**8.00%**  
Cap Rate



**84,217**  
Square Feet



**100%**  
Occupancy



**4**  
Tenants



**\$655,006**  
Year 1 NOI



**61%**  
MTM



**7.05**  
Years WALT

# Banner Business Park

2121 SW 19th Avenue Rd, Ocala, Florida 34471

NAVIGATION



## Property Overview

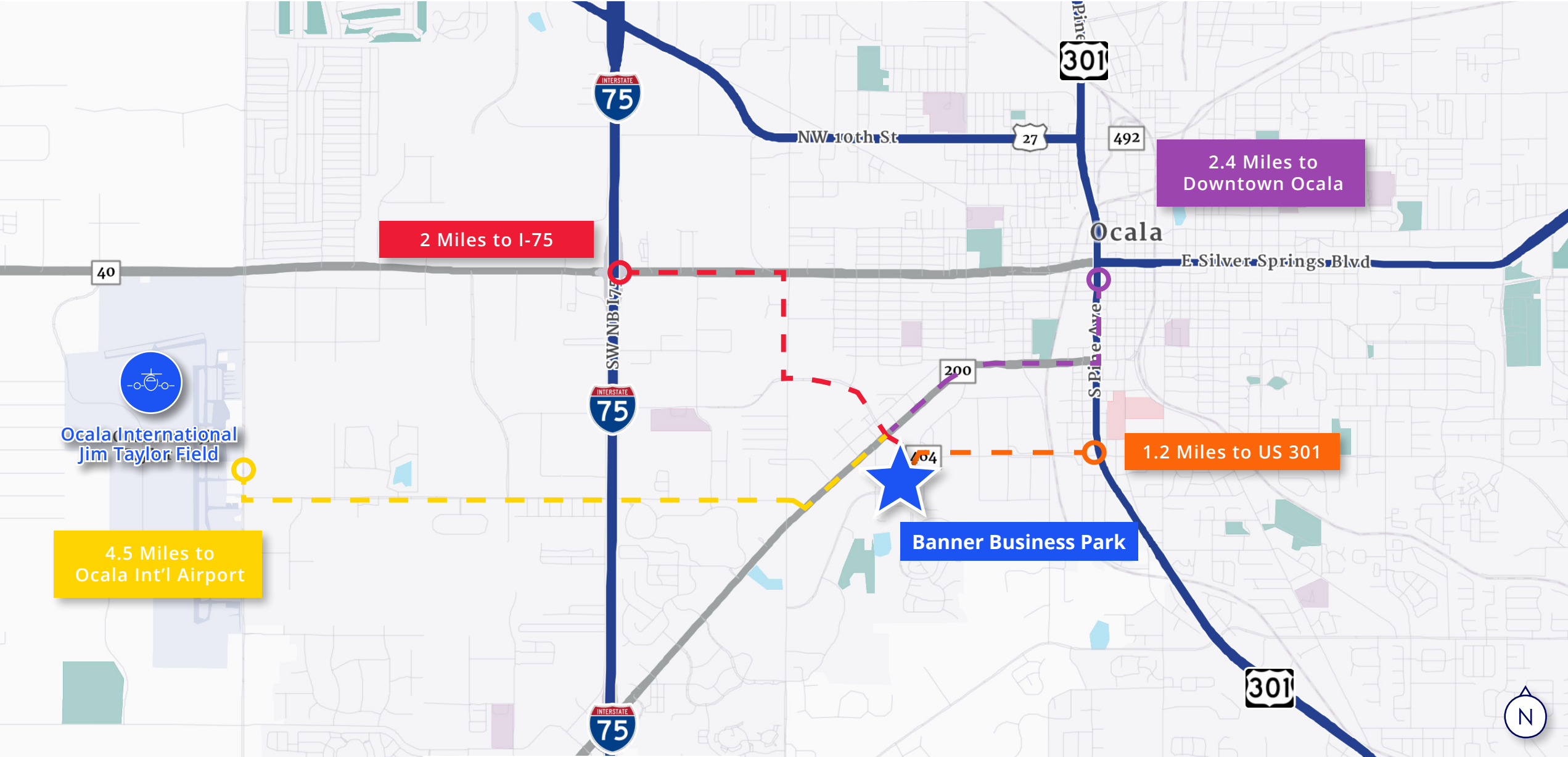
### Building Specifications

|                    |   |
|--------------------|---|
| Address:           | 2121 SW 19th Ave Road, Ocala, Florida 34471 |
| Submarket:         | Greater Ocala Submarket                     |
| Size:              | 84,217 SF                                   |
| Acres:             | 7.5 Acres                                   |
| Land SF:           | 326,700 SF                                  |
| Building FAR:      | 0.26  |
| Warehouse:         | 85%   |
| Office:            | 15%   |
| Year Built:        | 1989  |
| Class:             | B   |
| # of Tenants:      | 4   |
| Floors:            | 2   |
| Construction Type: | Masonry                                     |
| Zoning:            | B5 - Heavy Business                         |
| Auto Parking:      | 217 (2.58/1,000 SF)                         |





## Location Map



# Banner Business Park

2121 SW 19th Avenue Rd, Ocala, Florida 34471



## Site Plan





## Floor Plan

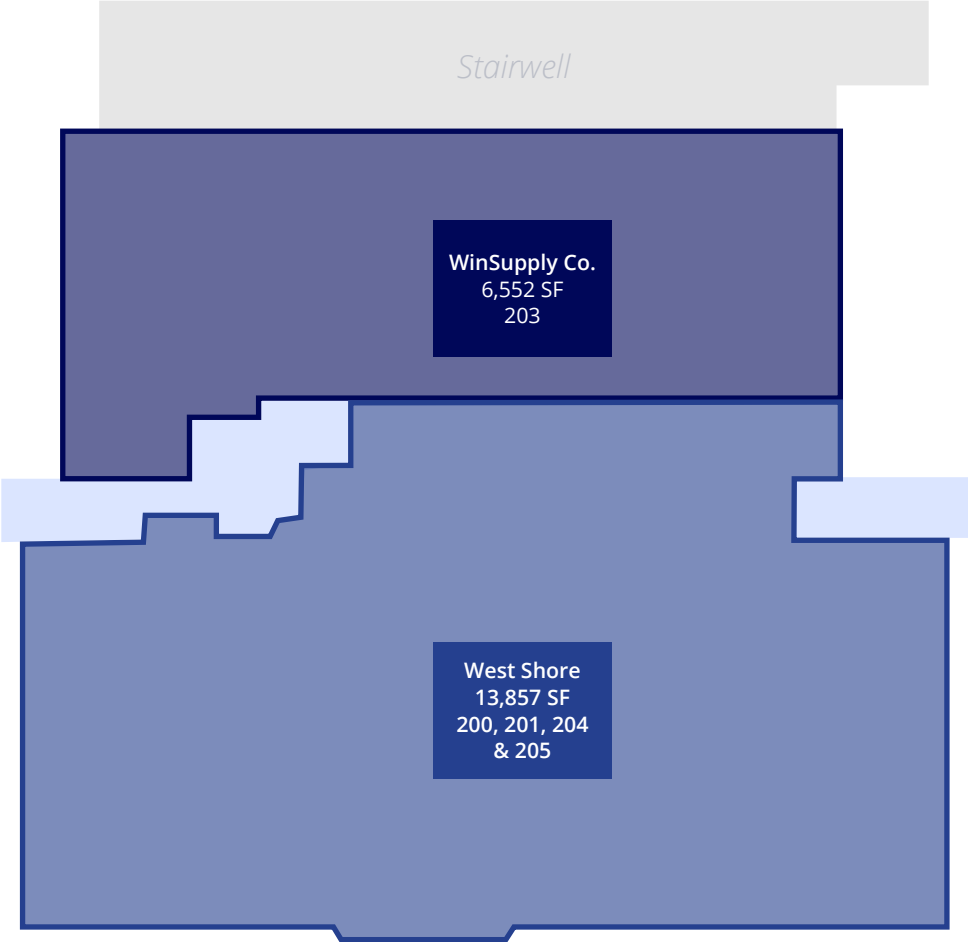
### LEGEND

|               |           |
|---------------|-----------|
| WinSupply Co. | 53,228 SF |
| West Shore    | 13,857 SF |
| Smart Cust.   | 9,773 SF  |
| Quest Diag.   | 2,000 SF  |
| Common Area   | 5,359 SF  |
| Sum of Total  | 84,217 SF |

Ground Floor



Second Floor



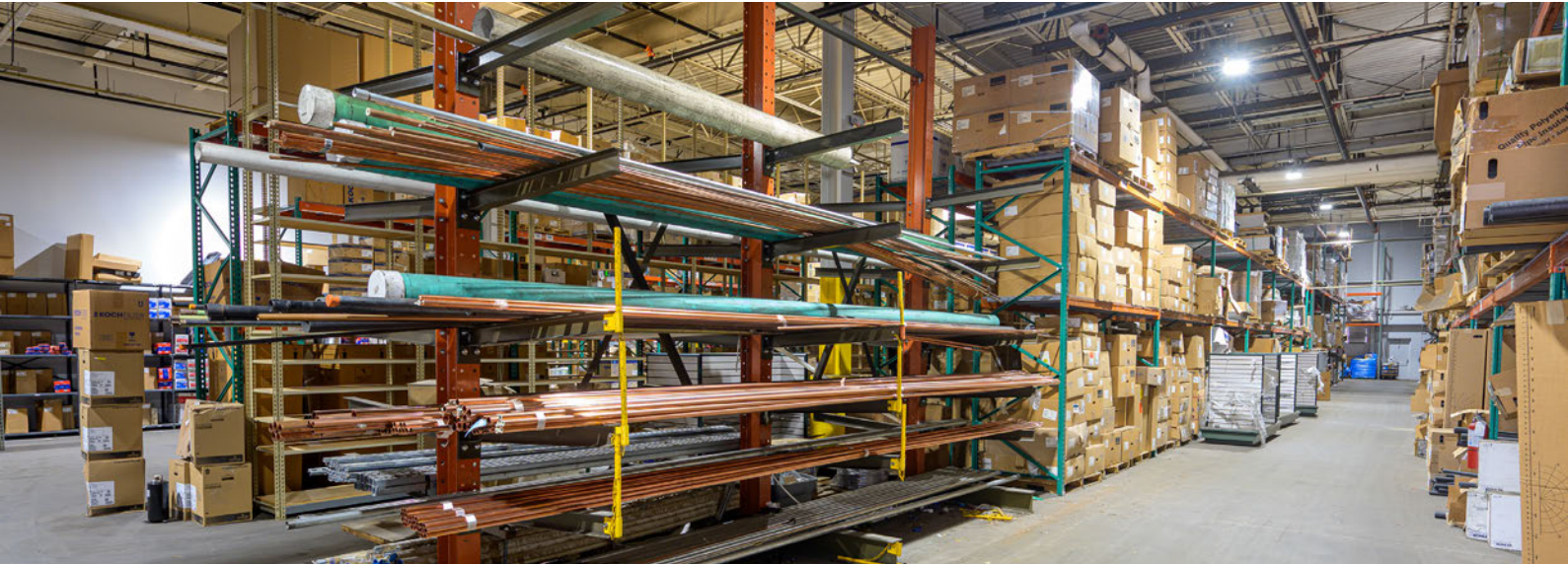


## Exterior Property Photos





## Interior Property Photos





## Interior Property Photos





## Disposition Process

### Offer Format

Banner Business Park (“Property”) is being offered at \$8,200,000 equating to a 8.00% Cap Rate.

### Terms & Prorations

The Property being sold on an “as is, where is” basis and transfer costs will be allocated at closing per local custom and real estate taxes will be prorated on a cash basis.

### Offer Process

Offers will be considered on a rolling basis. Bids must be submitted to the attention of Jimmy Ullrich at Colliers. The Owner of the Property reserves the right to accept an offer or to remove the Property from the market at any time. For questions regarding the offering, leasing, underwriting, or financing please see the following contacts:

#### Offering Information or Market Insights:

**Ryan Vaught**  
Executive Vice President  
+1 256 656 7215  
ryan.vaught@colliers.com

**Jimmy Ullrich**  
Executive Vice President  
+1 212 292 3134  
jimmy.ullrich@colliers.com

**Robyn Hurrell, SIOR**  
Executive Vice President  
+1 813 226 7540  
robyn.hurrell@colliers.com

**Michael Macchia**  
Senior Associate  
+1 631 626 5377  
michael.macchia@colliers.com

#### Local Market Advisor:

**Randy Buss, CCIM, SIOR**  
Managing Partner  
+ 1 352 817 3860  
randy@naiheritage.com

#### Debt & Structured Finance Advisors:

**Jeremy Thornton, CRE**  
Executive Vice President  
+ 1 904 415 0776  
jeremy.thornton@colliers.com

**Lauren Smyle**  
Associate Vice President  
+1 619 807 5648  
laruen.smyle@colliers.com

#### Analysts & Underwriting:

**Blanton Hamilton**  
Analyst  
+1 704 409 2919  
blanton.hamilton@colliers.com

**Brandon Meade**  
Analyst  
+1 813 467 7654  
brandon.meade@colliers.com

**Abby Cronin**  
Financial Analyst  
+1 727 298 5307  
abby.cronin@colliers.com

## Southeast Capital Markets Advisors

**Ryan Vaught**

Executive Vice President  
+1 256 656 7215  
ryan.vaught@colliers.com

**Jimmy Ullrich**

Executive Vice President  
+1 212 292 3134  
jimmy.ullrich@colliers.com

**Robyn Hurrell, SIOR**

Executive Vice President  
+1 813 226 7540  
robyn.hurrell@colliers.com

**Michael Macchia**

Senior Associate  
+1 631 626 5377  
michael.macchia@colliers.com

## Local Market Advisor

**Randy Buss, CCIM, SIOR**

Managing Partner  
+ 1 352 817 3860  
randy@naiheritage.com

## Debt & Structured Finance Advisors

**Jeremy Thornton, CRE**

Executive Vice President  
+ 1 904 415 0776  
jeremy.thornton@colliers.com

**Lauren Smyle**

Associate Vice President  
+1 619 807 5648  
laruen.smyle@colliers.com

# Banner Business Park

2121 SE 19th Avenue Rd, Ocala, Florida 34471



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.