

# OAK RUN WAREHOUSES

TBD HWY 484 OCALA, FL 34481

## EXECUTIVE SUMMARY

## INDUSTRIAL PROPERTY FOR LEASE



### OFFERING SUMMARY

Available SF: 36,000 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 3.0 Acres

Building Size: 36,000 SF

Market: Industrial

Traffic Count Street: 8,000 AADT

### PROPERTY OVERVIEW

We are pleased to present 3 warehouses, all 12,000 SF each, that would serve well for 1 or multiple tenants ready for immediate occupancy. These warehouses are part of the Oak Run community and previously served as the maintenance shops. There is an easy-to-access and separate entrance off of Hwy 484. Warehouse 1 and 2 would work nicely for 1 tenant and have a shared common fenced area in between, but could be split. Warehouse 1 has 1 dock door on east side, 3 grade level doors, no offices and no restrooms. Warehouse 2 has 1 dock door on east side and 10 grade level doors (5 on north side, 5 on south side). It also has offices that are in fair shape and restrooms. It has a low clear height of 14' and 24' at highest. Warehouse 3 also has 10 grade level doors (5 on north and 5 on the south side), offices and restrooms that need significant work.

### PROPERTY HIGHLIGHTS

- 3 Phase Power
- Warehouse 1 and 2 would work nicely together with one tenant
- Warehouse 1- no bathroom, no offices, Warehouse 2 office and bathrooms, Warehouse 3 offices and bathrooms
- Warehouse 1 and 2 have a dock on the east side of building. No dock Warehouse 3
- Warehouse 1 clear height 15'4, Warehouse 2 clear height 14

FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealstategroup.com](http://boydrealstategroup.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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# OAK RUN WAREHOUSES

TBD 484 OCALA, FL 34481

BUILDING #1 PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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# OAK RUN WAREHOUSES

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BUILDING #2 PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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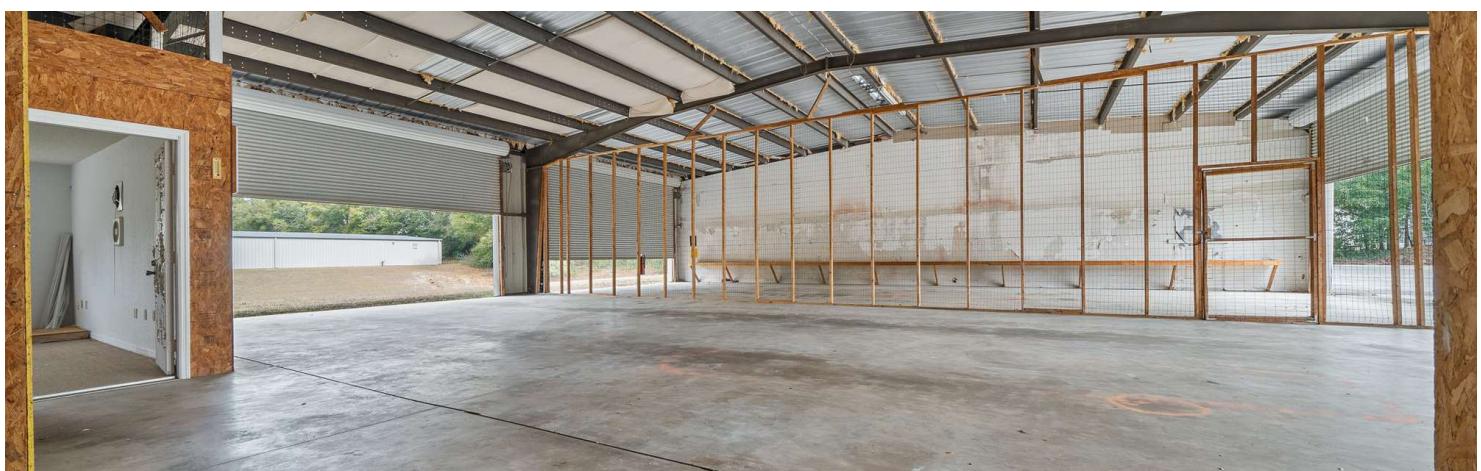
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# OAK RUN WAREHOUSES

TBD HWY 484 OCALA, FL 34481

BUILDING #3 PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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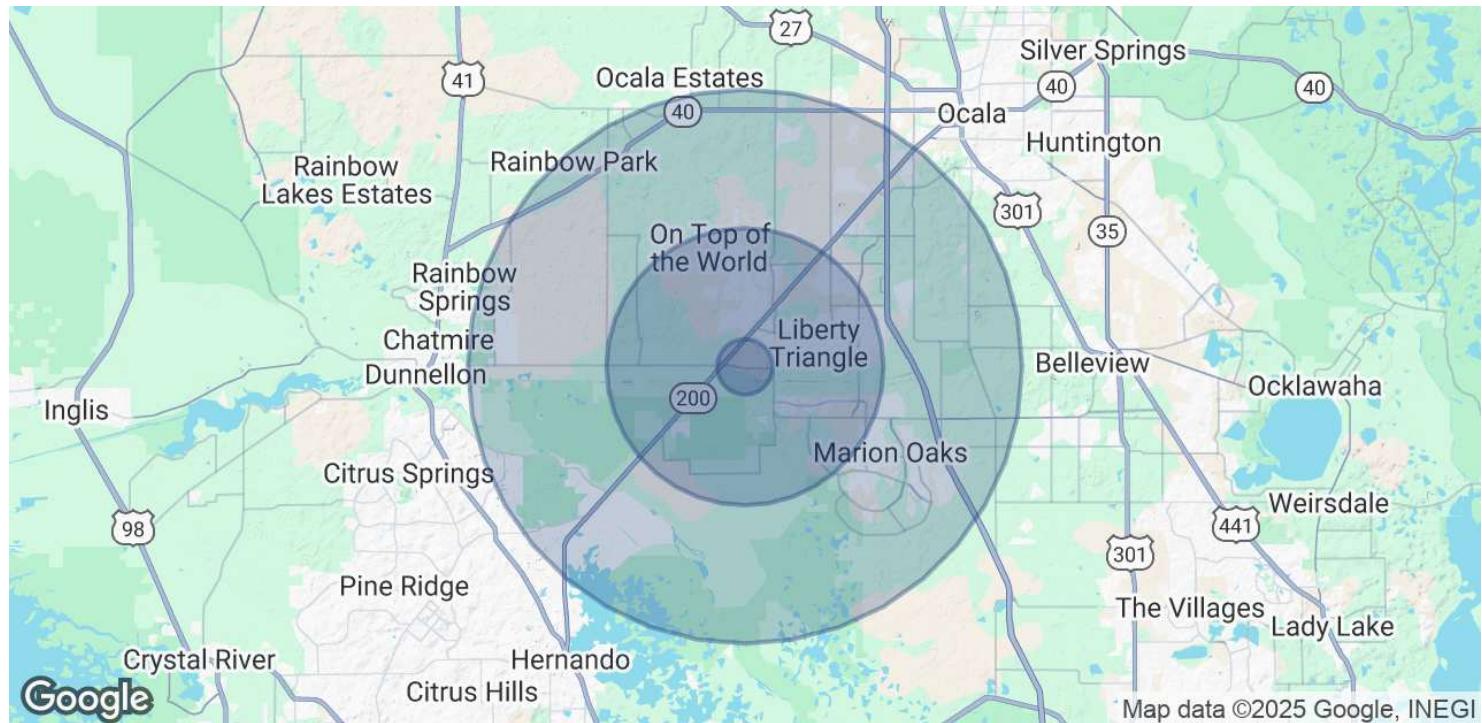
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# OAK RUN WAREHOUSES

11641 SOUTHWEST 90TH TERRACE OCALA, FL 34481

DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,309	53,071	107,375
Average Age	73	59	52
Average Age (Male)	72	58	51
Average Age (Female)	73	59	52

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,386	25,328	47,009
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$64,542	\$82,585	\$90,187
Average House Value	\$197,295	\$263,988	\$295,583

Demographics data derived from AlphaMap

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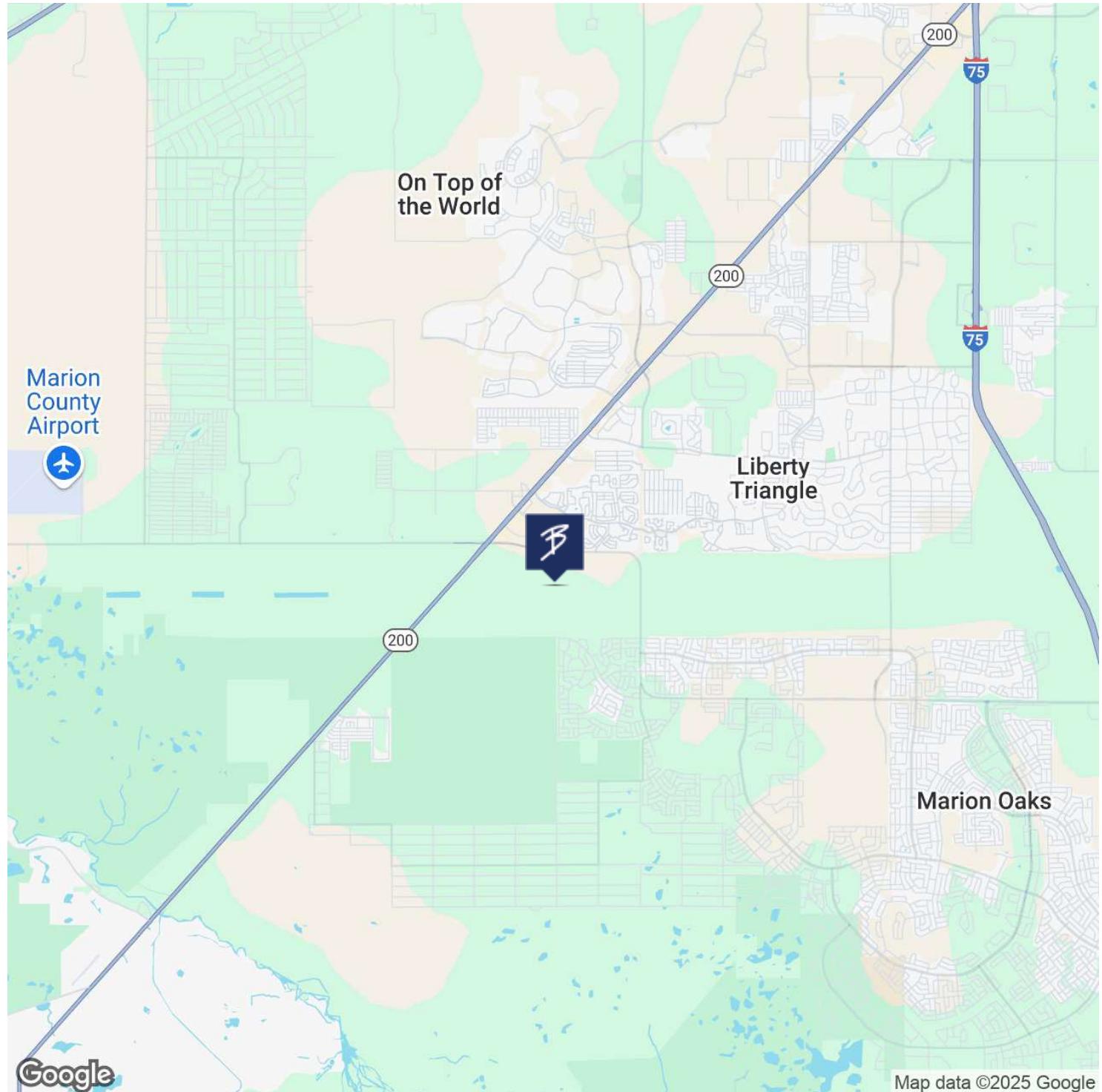


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LOCATION MAP

INDUSTRIAL PROPERTY FOR LEASE



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