

Small-Bay/Industrial | For Lease

CBRE



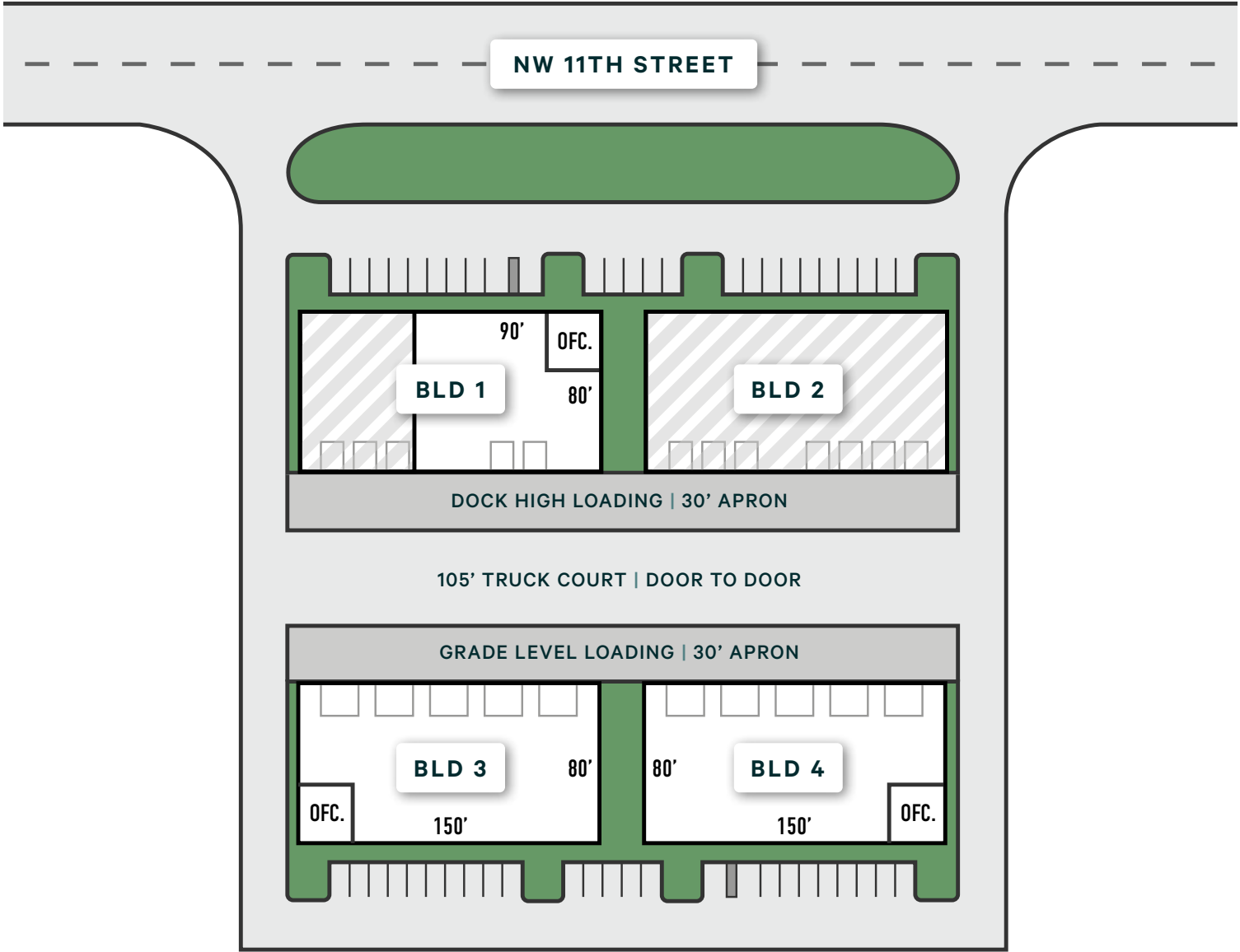
ADG BUSINESS PARK OCALA

Ocala's Only New Class-A Small-Bay | Ready for Immediate Occupancy



3950 NW 11th Street | Ocala, FL 34482

Park Plan & Availability



BUILDING ONE

- + 7,200 SF Available
- + 833 SF Spec Office
- + Two 9' x 10' Dock High Doors
- + Clearspan Warehouse
- + 22' Minimum Clear Height
- + Wet Fire Suppression System
- + 3-Phase Power
- + 1.0/1000 SF Parking Ratio

BUILDING TWO

+ **FULLY LEASED**

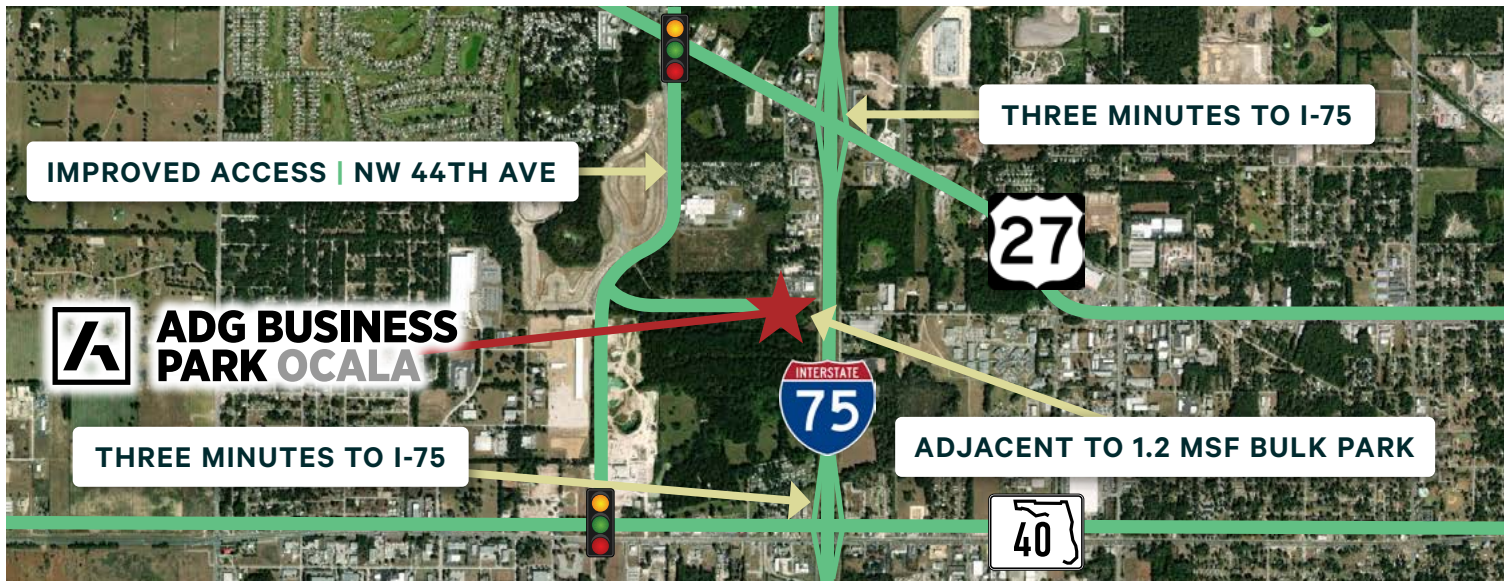
BUILDING THREE

- + 4,800 – 12,000 SF Available
- + 833 SF Spec Office
- + Five 12' x 12' Grade Level Doors
- + Clearspan Warehouse
- + 22' Minimum Clear Height
- + Wet Fire Suppression System
- + 400a, 208v, 3-Phase Power
- + 1.0/1000 SF Parking Ratio

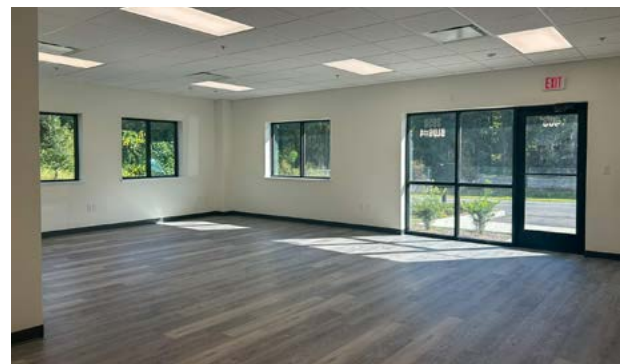
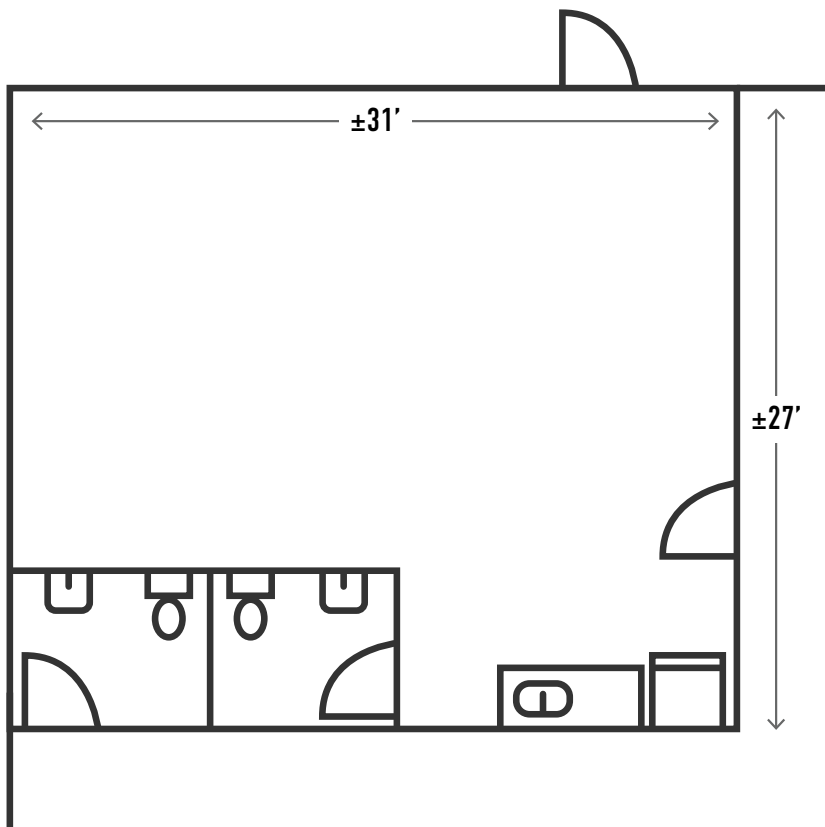
BUILDING FOUR

- + 4,800 – 12,000 SF Available
- + 833 SF Spec Office
- + Five 12' x 12' Grade Level Doors
- + Clearspan Warehouse
- + 22' Minimum Clear Height
- + Wet Fire Suppression System
- + 400a, 208v, 3-Phase Power
- + 1.0/1000 SF Parking Ratio

Park Access



Spec Office | 833 SF





Class-A Small-Bay

ADG Business Park Ocala offers small-bay/flex occupiers a significant advantage being located in the fastest growing metro in the country while being surrounded by the area's typical big-box industrial buildings. Offering both dock-high and grade-level loading, located within three minutes from Interstate-75, and being the only new small-bay development in the area, ADG Business Park Ocala is positioned to attract occupiers ready to use their real estate for increased business, marketing, and employee retention purposes. In addition to over 400,000 customers within 20 miles, tenants will also draw business and materials from their larger counterparts located adjacent to the park, a very strong value proposition for ADG Business Park Ocala.

PROPERTY HIGHLIGHTS

- + New Class-A Small-Bay
- + Manicured Landscaping
- + Three Minutes to/from I-75
- + Dock & Grade Level Loading
- + 22' Clear Height
- + Clearspan Warehouses
- + 1.0/1000 SF Parking Ratio
- + Building Signage Available
- + Surrounded by Bulk/Distribution Product

20-MILE DEMOGRAPHICS

- + Population: 400,078
- + Workforce: 147,150
- + Households: 169,402
- + Average Income: \$83,050

Contact Us

Cameron Thomas

407 404 5078

cameron.thomas@cbre.com

Alex Eastwood

850 356 8231

alex.eastwood@cbre.com

Jose Rivera

407 404 5067

jose.rivera1@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.