



FLORIDA I-75 FORMER HEAVY EQUIPMENT, TRUCK OR RV DEALERSHIP

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Advisor Bio

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PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served as chairman of the board for RMI [Reciprocal Ministries International], board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida
BS, University of Florida

Property Summary

OFFERING SUMMARY

Sale Price:	\$2,390,000
Building Size:	31,056 SF
Lot Size:	8.7 Acres
Price / SF:	\$76.96
Year Built:	1970
Renovated:	2005
Zoning:	B-4 & B-2
Market:	North Central Florida
Submarket:	Ocala
Traffic Count:	75,000
APN:	13160-001-00, 13160-002-00, 13139-002-00
Video:	View Here

PROPERTY OVERVIEW

Perfect property for equipment dealership, trucking or RV business located at the intersection of I-75/Hwy 326 in North Central Florida, one of Florida's busiest trucking intersections. The beautiful 6,528sf two story executive suite was added in 2005. It features hard wood floors, a large and impressive conference room, 17 private offices, three half baths and one full bath with a walk in shower. The 10,421sf two story administrative and sales offices features a lobby, sales and service counter, 22 private offices, storage, server room, full kitchen/break room and mezzanine storage. The sales/service building is 31,056 sq ft and features 10" reinforced concrete floors for heavy equipment, 17'-23'clear height ceilings, 600 amp three phase power, [10] 14'x14' and [1] 16'x16' roll up doors. There is also a 3,000sf stand alone metal warehouse. The fully fenced 8.45 acres has plenty of room for outside storage and expansion.

PROPERTY HIGHLIGHTS

Property Description



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LOCATION OVERVIEW

Located along Interstate 75 in North Central Florida, Ocala is a one-hour drive North of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.

Photos



Photos

A large, empty industrial warehouse with a high ceiling and metal truss structure. The space is vast and open, with rows of industrial shelving or equipment visible in the background. The lighting is bright and even, highlighting the structural details of the building.

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A large, empty industrial warehouse with a high ceiling and metal truss structure. The space is vast and open, with no equipment or vehicles visible. The lighting is bright and even, highlighting the structural details of the building.

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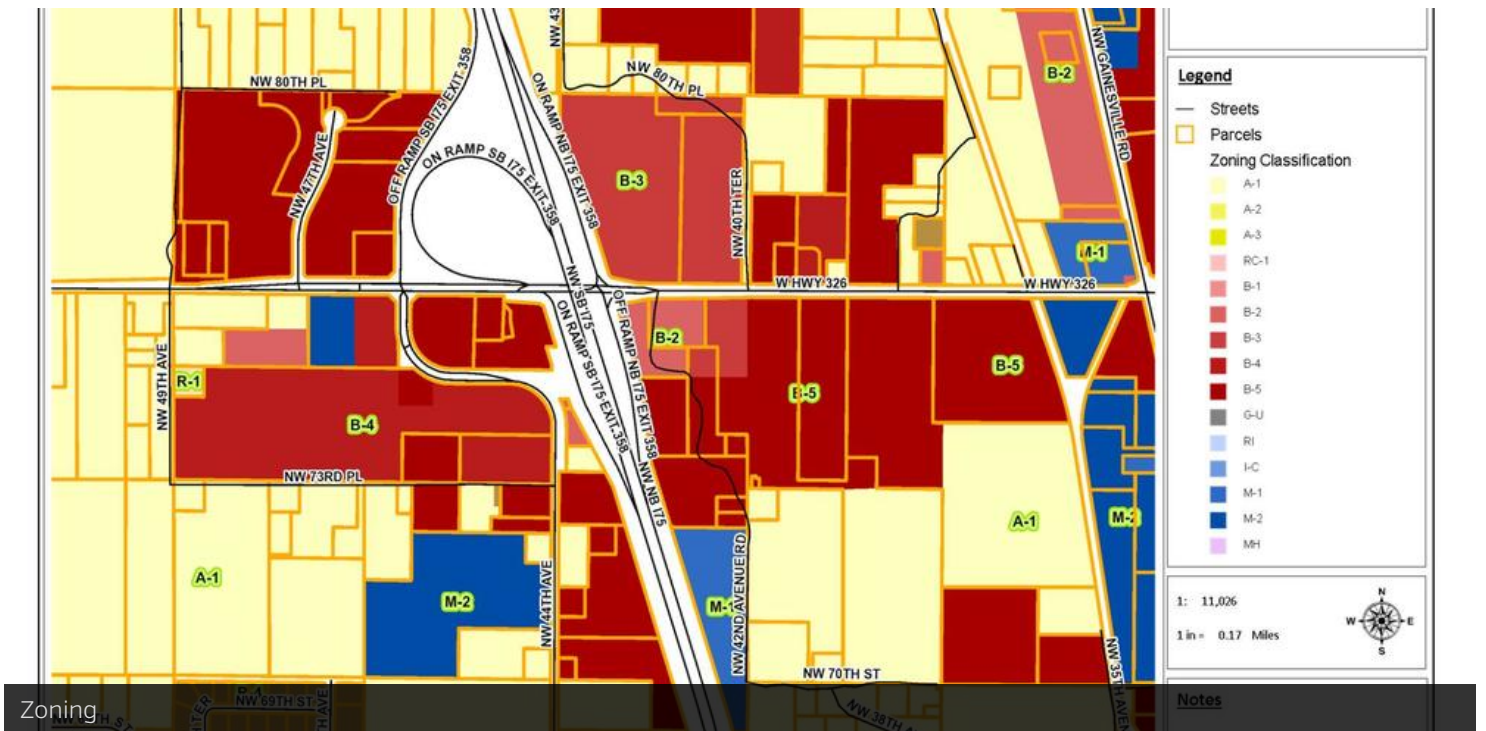
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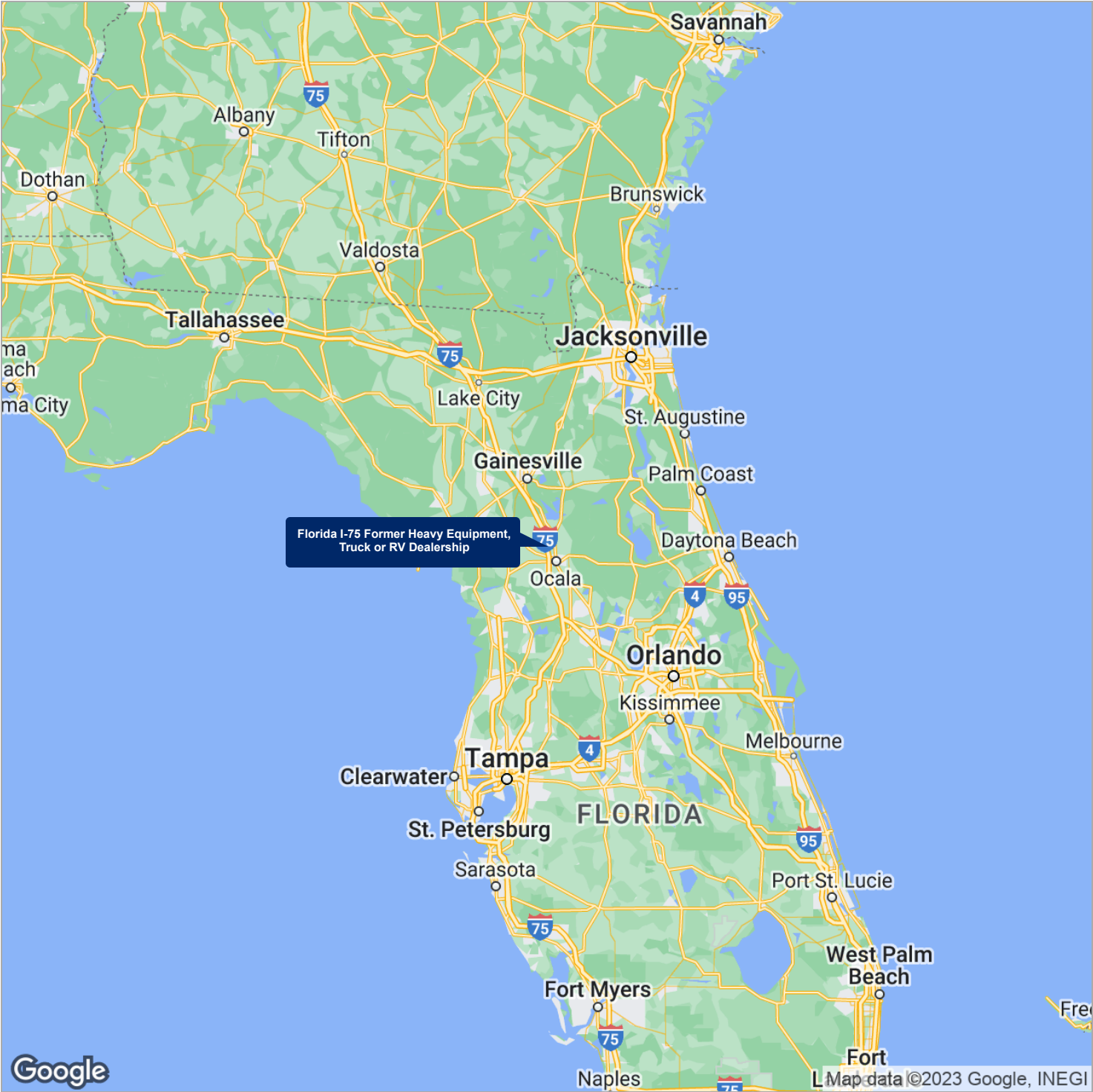
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Maps



Regional Map



Aerial Map



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