

22,000SF WAREHOUSE-WILLISTON AIRPORT

1610 SW 8TH TERRACE
WILLISTON, FL 32696

Bartow McDonald IV
Managing Director
O: 352.274.3800
bartow.mcdonald@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$372,500
Building Size:	21,979 SF
Available SF:	
Lot Size:	2 Acres
Price / SF:	\$16.95
Year Built:	1990
Renovated:	1998
Zoning:	Industrial
Market:	North Central Florida
APN:	044400000

PROPERTY OVERVIEW

22,000sf warehouse (leasehold interest) for sale at the Williston Municipal Airport. Centrally located close to Gainesville and Ocala in North Central Florida, this industrial property features direct access to 6,669' runway X60. Corporate neighbors include: Monterey Boats, Shadow Trailers and ANCORP.

The building was originally designed to manufacture hangar doors in 1990 and uniquely incorporates large hangar doors on it's exterior. The western side of the building includes three large retractable doors that measure 28'3", 30'3" and 66'3" in length and offer 15' in clearance and 17' to main beam. The eastern side of the building also features a door which provides a 17'8" x 9' entry. Inside, there's a two story 2,400 SF office space which includes an executive office/apartment with kitchen, full bathroom and shower. The majority of the building includes an eave height ranging from 22' to 26' with the former machine shop/electrical room having an 8- 10' eave height. The north end of the building also features a 2,926 SF canopy for additional covered storage. The building originally was divided into three fabrication areas, with the two major areas being divisible by large sliding metal doors. Affixed to the main warehouse area on the eastern side is a Quonset hut, which is flanked by two metal semi-trailer storage containers for addition storage. Portions of the building are wired for 240 volt three phase.

PROPERTY HIGHLIGHTS

Advisor

BARTOW MCDONALD IV

Managing Director



2452 NE 3rd Street
Suite B
Ocala, FL 34470
T 352.274.3800
C 352.274.3800
bartow.mcdonald@svn.com
FL #BK3143865

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

Complete Highlights

SALE HIGHLIGHTS

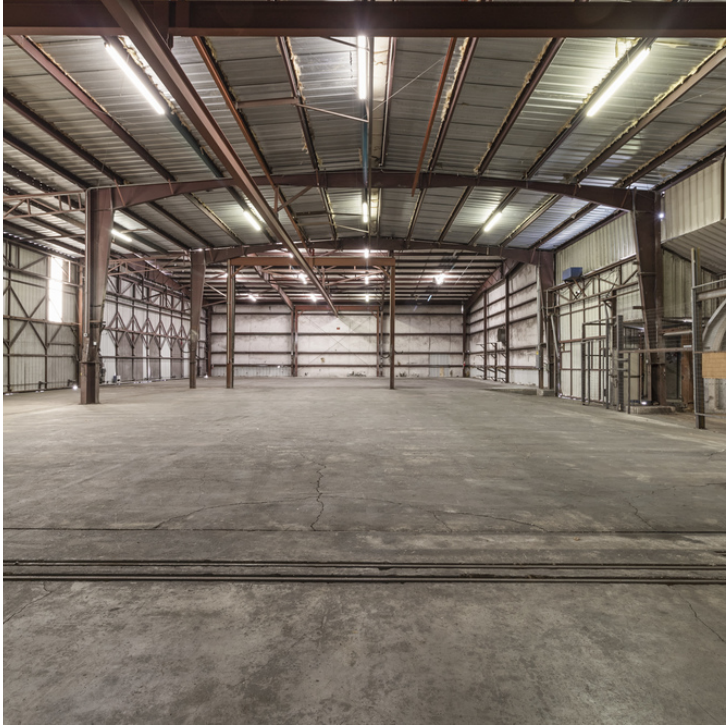
- Direct Access to Runway X60
- Large Hangar Doors
- Quiet Location
- Executive Apartment



Photos



Photos



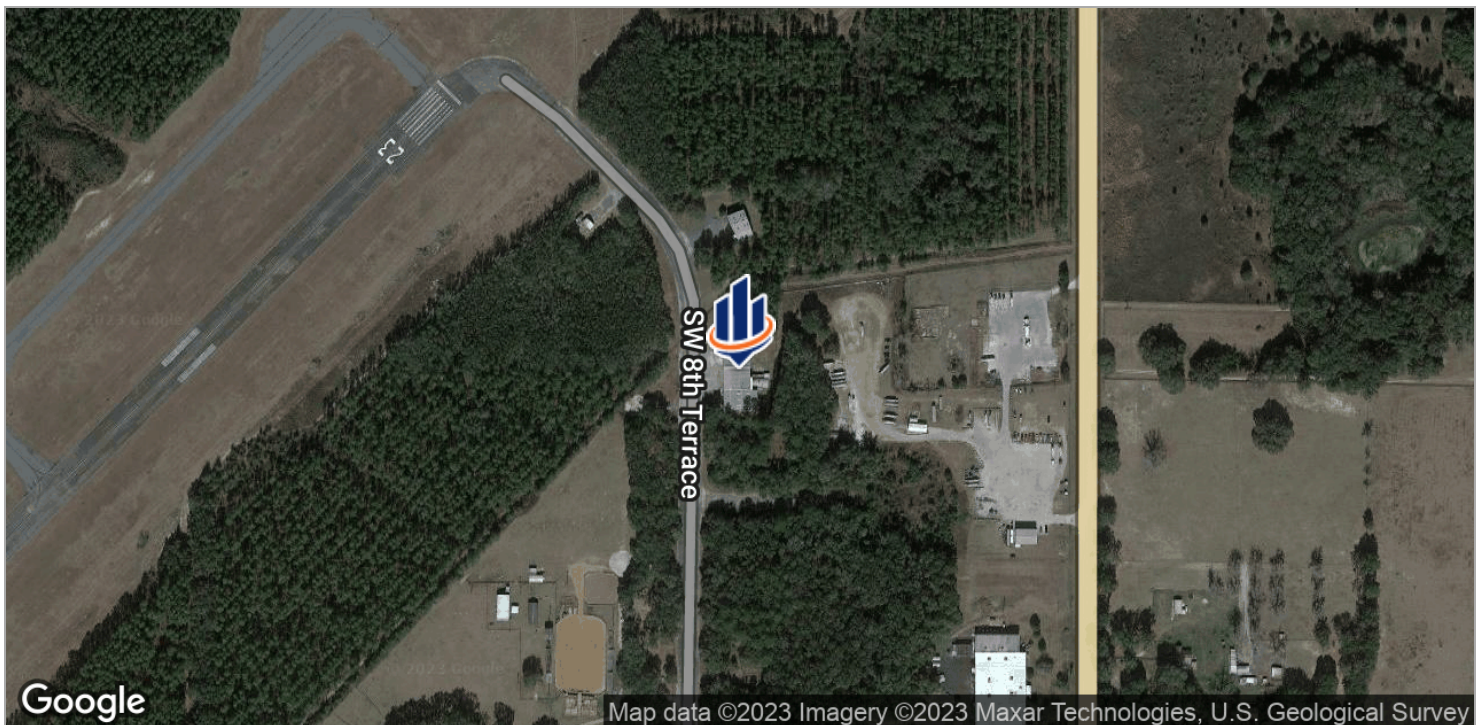
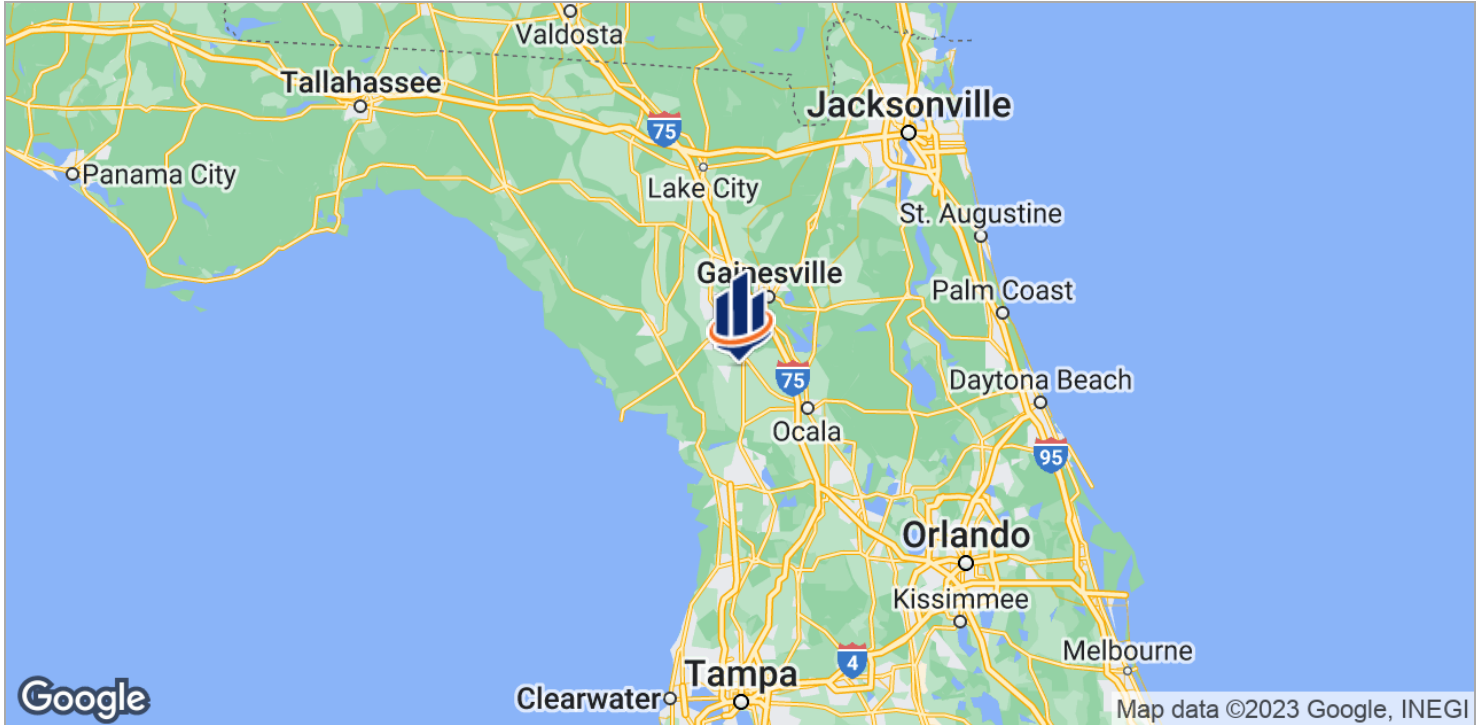
Upstairs Photos



Downstairs Photos



Location Maps



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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