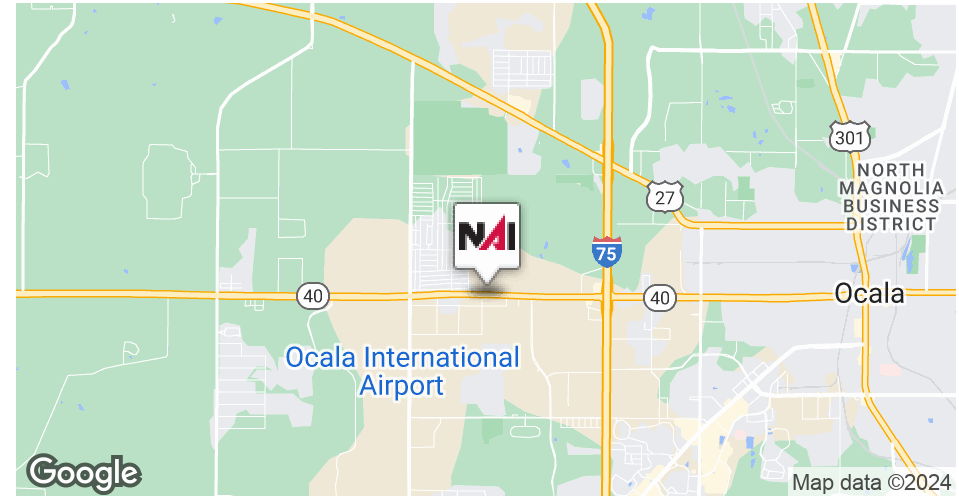


FOR SALE
SEE TEN-X AUCTION



Property Highlights

- M1 zoned in Ocala Airport Industrial Park, 1.25 miles west of I-75
- Unit 100-200: 11,000sf seller occupied and has vacated for Sale.
- Unit 300-400: 8,500sf vacant. Configured as office with restorable truck doors.
- Unit 500: 3,000sf occupied on MTM term.
- 9'-12' ceilings in office, configured mostly as office
- Year Built 1990, Building Size 22,500sf, 2.28 Acres M1
- Shared Easement Agreement with neighboring parcel
- Marion County Parcel ID: 2318-003-004
- Being sold 4/1/24 by Ten-X auction. Register Now!

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,057	9,872	23,511
Total Population	1,742	21,352	50,191
Average HH Income	\$32,097	\$51,146	\$56,071



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85 SW 52nd Avenue

Ocala, FL 34474

FOR SALE
**Airport Commerce
Center, 85 Bldg.**
22,500sf Office/Warehouse



Dimensions are approximate (12/16)



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