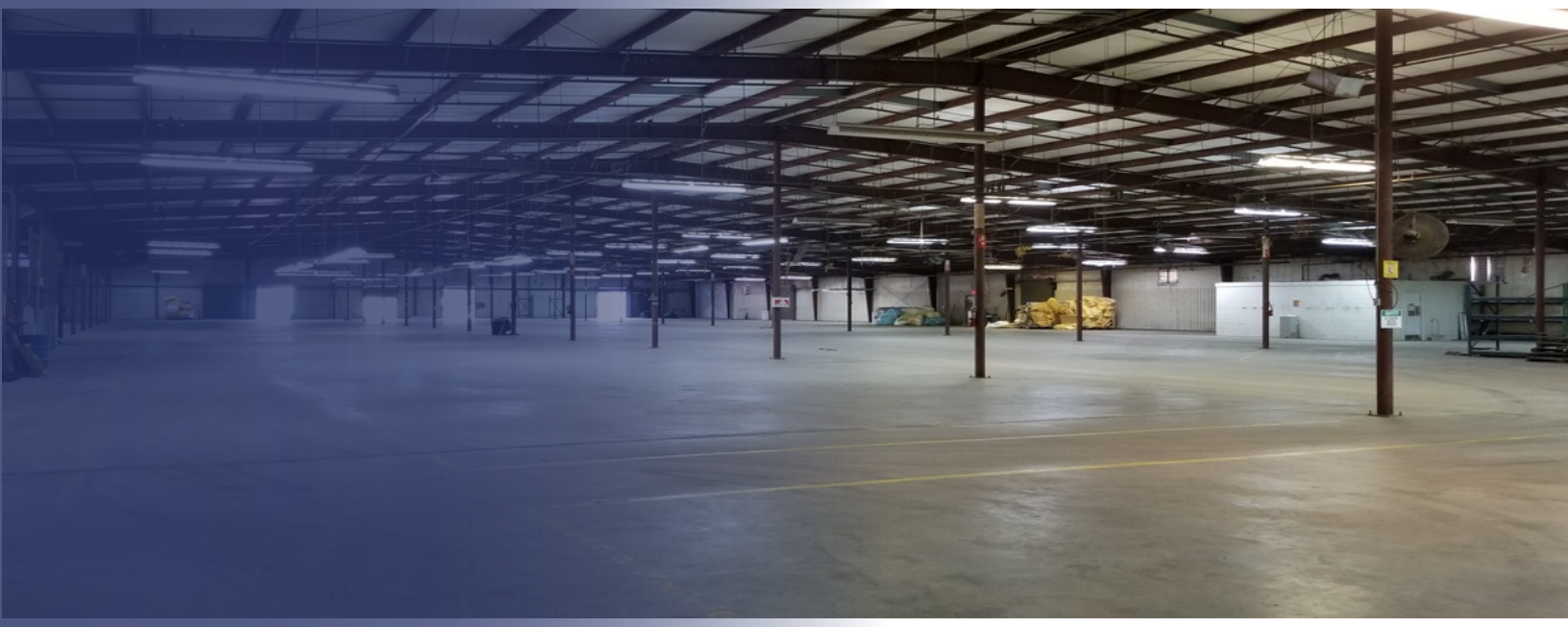
FLORIDA COMMERCIAL
REAL ESTATE ADVISORS



86,500SF INDUSTRIAL I-75

1101 SW 37TH AVE
OCALA, FL 34474

Bartow McDonald IV
Managing Director
352.274.3800
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Advisor Bio

BARTOW MCDONALD IV

Managing Director



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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

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Property Summary



OFFERING SUMMARY

Sale Price:	$3,461,920
Lot Size:	12.19 Acres
Year Built:	1980
Building Size:	86,548 SF
Zoning:	M-2
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	$40.00

PROPERTY OVERVIEW

Well located industrial property featuring an 86,548sf building on 12 acres within the City of Ocala with great visibility on I-75. The building includes 6,380sf of office space with 12 private offices 12, break room, show room and lobby/reception area. The 80,600sf warehouse space is a sprinkler, heating and pneumatic systems, The walls in the manufacturing/distribution area are double lined. Ceiling heights are 14'-23'. Column spacing is 25'x50'. There are 10 dock high doors and two ground level doors. The building is metal construction and originally built in 1980. There are approximately 2.28+/- acres of vacant land on the south and 2.4+/- acres of vacant land on the east for expansion or additional parking. The dimensions of the warehouse portion are 403'x200' or 80,600sf.

PROPERTY HIGHLIGHTS

- I-75 Frontage (75,000+ ADT)
- Heavy Industrial Zoning
- Dock and Ground Doors
- City Water and Sewer
- Sprinkler System
- Three Phase Power

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Complete Highlights

SALE HIGHLIGHTS

- I-75 Frontage (75,000+ ADT)
- Heavy Industrial Zoning
- Dock and Ground Doors
- City Water and Sewer
- Sprinkler System
- Three Phase Power
- Includes 4.6+/- Vacant Acres

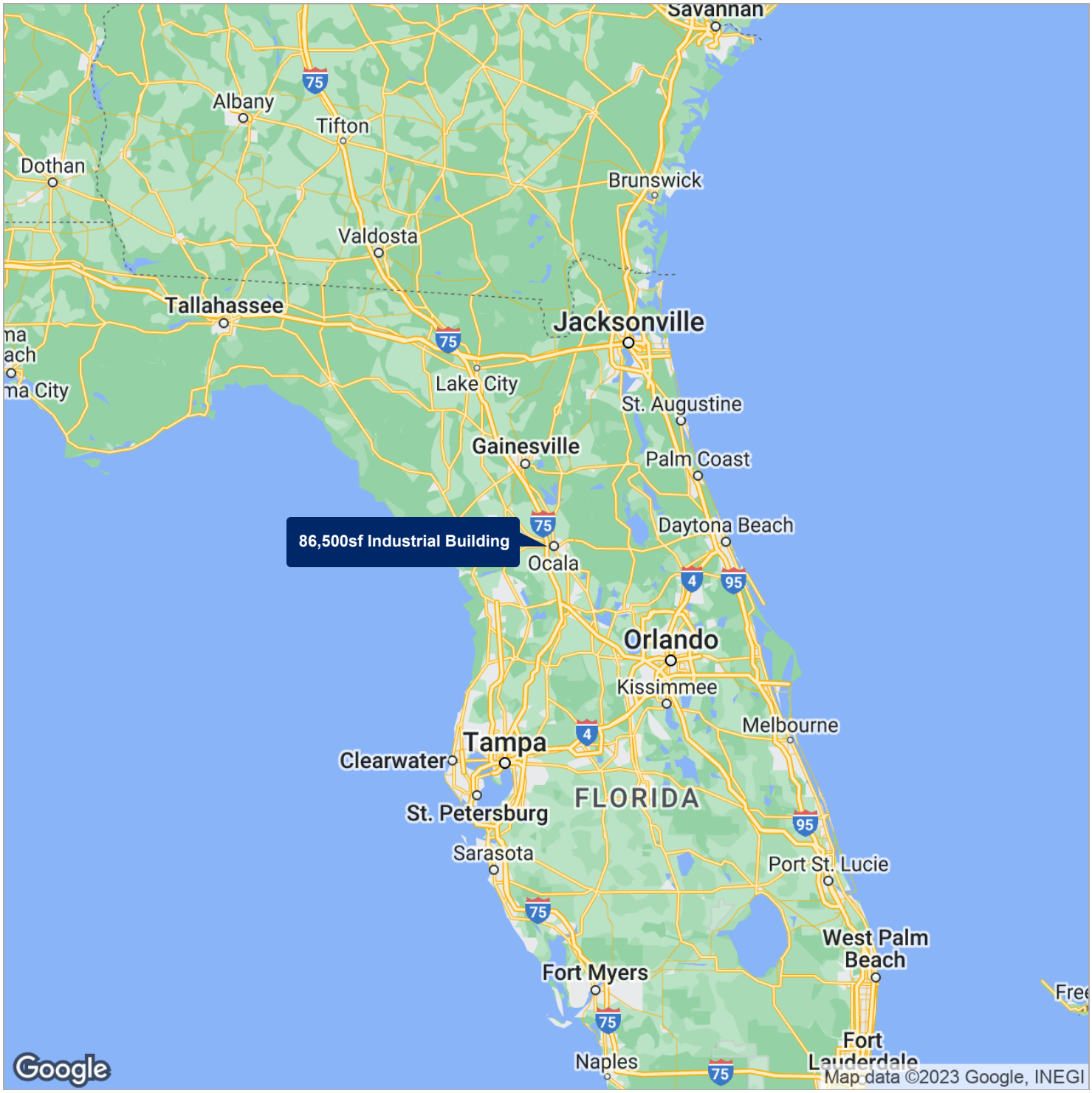






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Regional Map



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Warehouse



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Docks





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Lobby & Showroom





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Additional Land



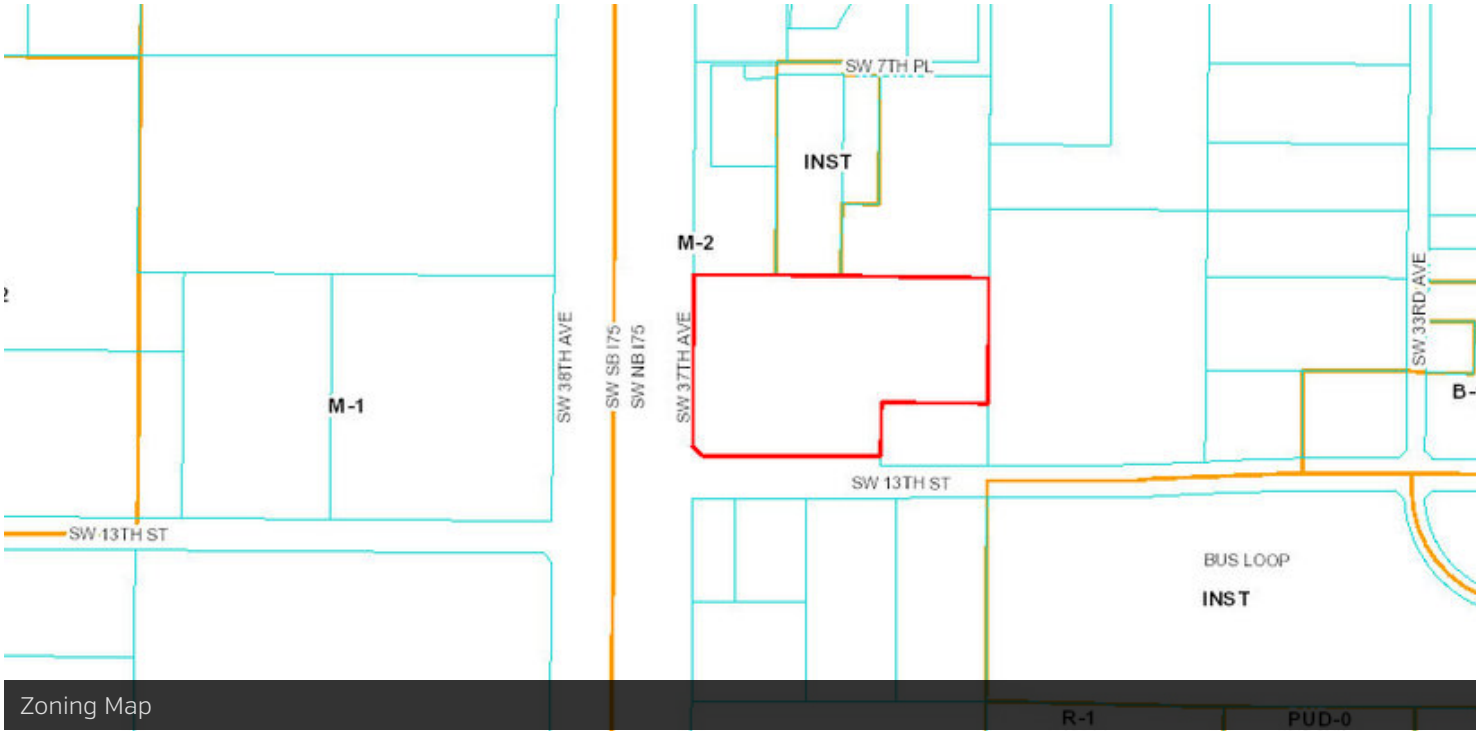


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Maps



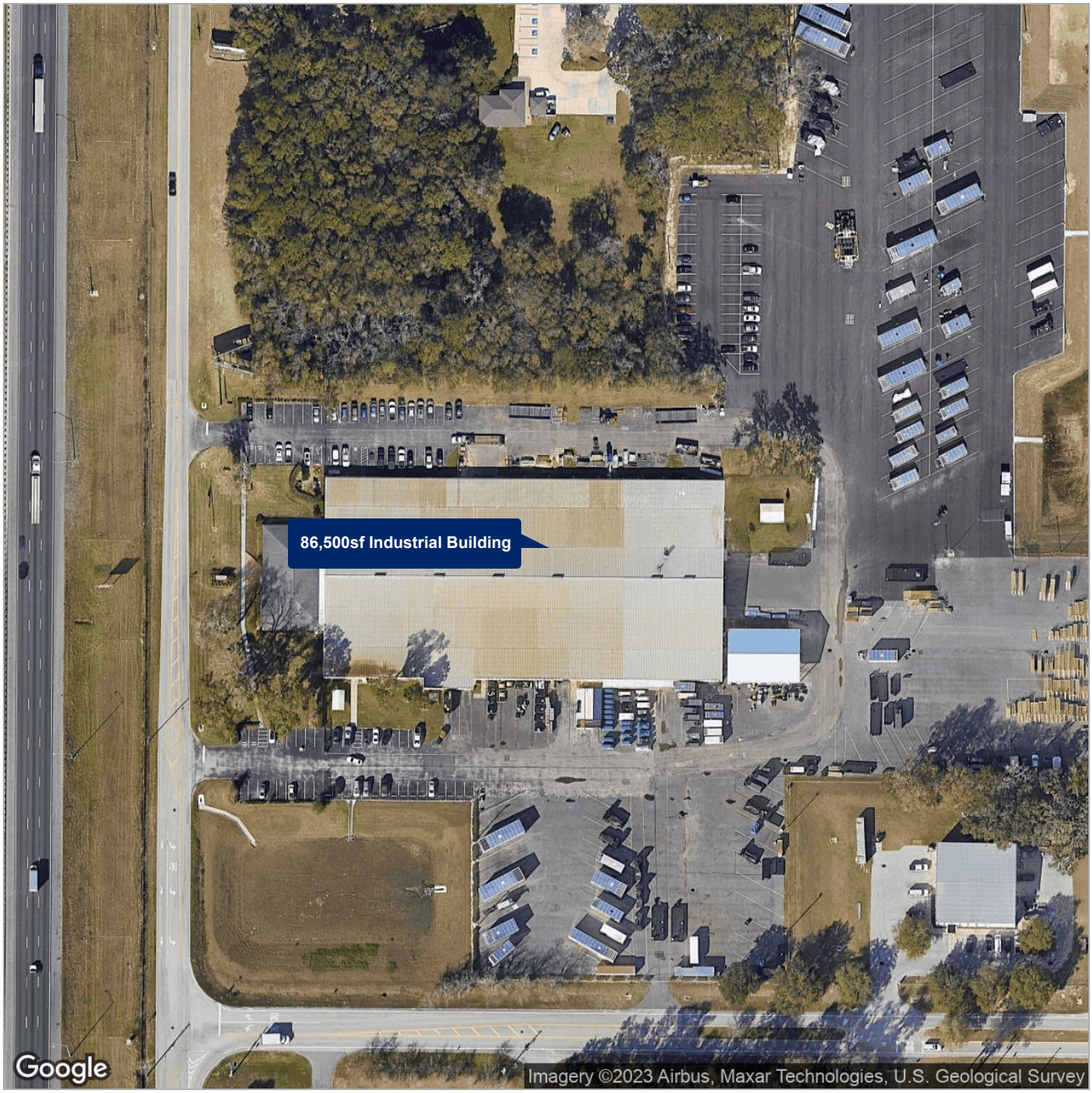
Aerial Boundary



Zoning Map

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Aerial Map



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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	3,857	26,079	59,626
Median age	34.8	37.3	38.8
Median age (male)	34.0	36.8	37.4
Median age (female)	37.4	39.5	40.6

	1 MILE	3 MILES	5 MILES
Total households	1,100	9,663	23,100
Total persons per HH	3.5	2.7	2.6
Average HH income	$41,736	$46,303	$53,648
Average house value	$192,903	$228,428	$221,368

** Demographic data derived from 2020 ACS - US Census*

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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