



**506 SE 3RD AVE
OCALA, FL 34471**

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



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5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

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LOCATION OVERVIEW

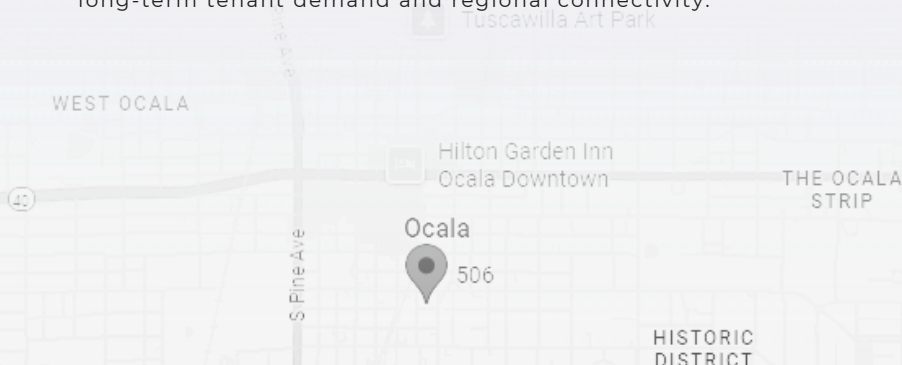
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EXECUTIVE SUMMARY

506 SE 3rd Avenue presents a 30,120-square-foot industrial/commercial property situated on 1.34 acres in the heart of Ocala. The single-story facility features 14.5'–22.5' clear heights, two exterior loading docks, and four truck wells, providing strong functionality for distribution, service, or institutional users.

Just southeast of Downtown Ocala, the property is minutes from Marion County Courthouse and AdventHealth Ocala, and offers convenient access to Interstate 75 via SR 40. This infill positioning within Ocala's government, medical, and business corridor enhances long-term tenant demand and regional connectivity.



THE OFFERING

Building SF	30,120 SF
Year Built	1972
Lot Size (Acres)	1.34
Parcel ID	2822-036-000
Zoning Type	FBC
Clear Height	14.5'-22.5'
Docks	2
Power	200a/240v 3p

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located steps from Downtown Ocala's government, medical, and business district, the property offers exceptional visibility with immediate access to US-301/441 and the SE 3rd Ave redevelopment corridor.



Expansive Space: The 30,120 SF single-story building provides a large, efficient footprint ideal for professional, administrative, or operational needs.



Strategic Features: The site's layout supports strong street presence and operational flow, enhancing branding potential and customer accessibility.



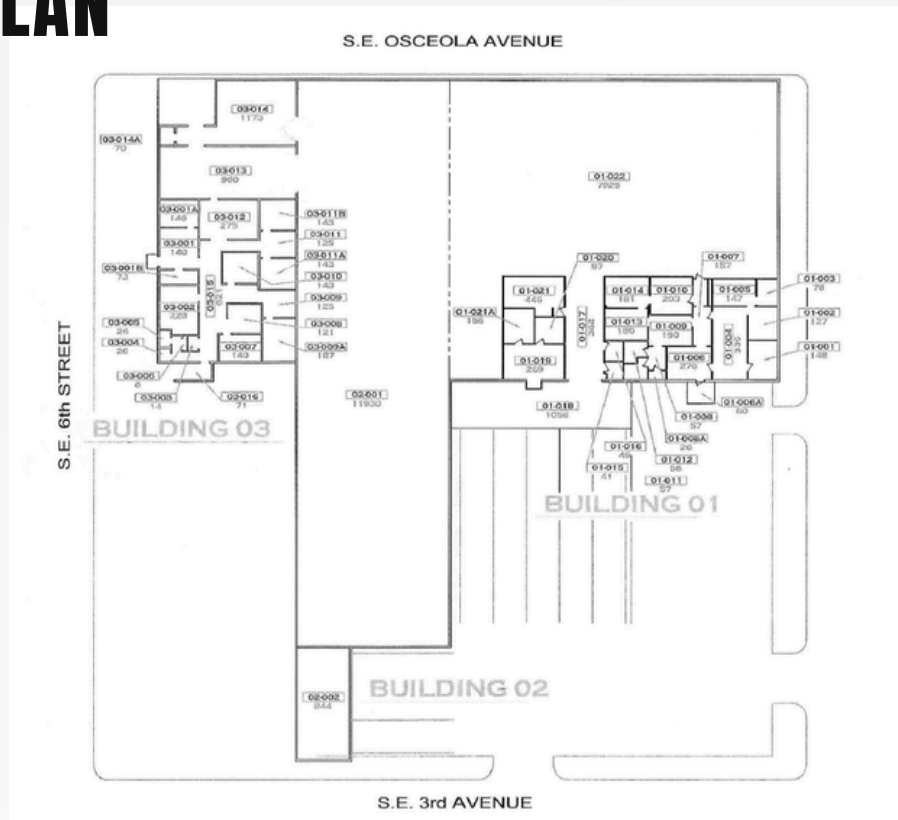
Industrial Infrastructure: With 14.5'-22.5'-foot clear heights and two exterior loading docks, the property offers industrial-grade functionality suitable for storage, distribution, or hybrid operational uses.



Zoning Advantage: The 1.34-acre site allows a broad range of commercial and institutional uses, giving owner-users maximum flexibility in how the property can be utilized.



FLOOR PLAN



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$25,160	\$25,663	\$26,176	\$25,700	\$27,234	\$27,779
INSURANCE	\$10,459	\$10,668	\$10,882	\$11,099	\$11,321	\$11,548
TOTAL OPERATING EXPENSES	\$35,619	\$36,331	\$37,058	\$37,799	\$38,555	\$39,326

PHOTOS



ABOUT OCALA, FL

Ocala, Florida has emerged as one of the Southeast’s strongest mid-market environments for commercial and industrial real estate, driven by its strategic location, expanding logistics ecosystem, and sustained population and business growth. Positioned along the I-75 corridor, Ocala serves as a central transportation hub with same-day reach to major Florida metros, supporting a fast-growing distribution, manufacturing, and service-sector base. The city’s strong industrial identity—anchored by the thriving equine industry, medical services sector, and a growing roster of logistics and light-industrial users—has spurred demand for modern facilities with high clear heights, dock loading, and flexible site plans. Downtown Ocala continues its revitalization with government, professional office, hospitality, and mixed-use development strengthening the urban core, while surrounding commercial corridors attract retailers, service providers, and institutional users seeking visibility and accessibility. With competitive operating costs, pro-business zoning, expanding labor availability, and robust infrastructure investment, Ocala offers a compelling environment for owner-users, investors, and operators seeking long-term value in a growth-oriented Florida market.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,911	45,757	97,193
2024 ESTIMATE	5,440	47,656	100,552
2029 PROJECTION	6,125	52,954	111,559
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,063	18,078	39,178
2024 ESTIMATE	2,297	18,931	40,713
2029 PROJECTION	2,588	21,054	45,196
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	72,848	73,195	79,670

MAP



Hilton Garden Inn



Ocala Downtown

From \$159/night on
Hilton Garden Inn O...

E Silver Springs Blvd

HISTORIC
DOWNTOWN
OCALA

Later Gator Moving

Ocala

E Fort King St

SE 2nd St

SW 3rd St

Alvarez Ave

SE 3rd St

SE 8th Ave

SE 10th Ave

SE 4th St

SE 9th Ave

SW 5th St

SE 5th St

506 SE 3RD AVE

SE 5th St

SW 6th St

SE 6th St

SW 7th St

SE 7th St

SE Sanchez Ave

SW 8th St

SE 8th St

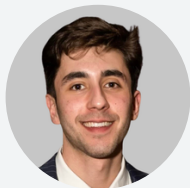
SE 3rd Ave

SE 8th St

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