

Small-Bay/Industrial | For Lease

CBRE



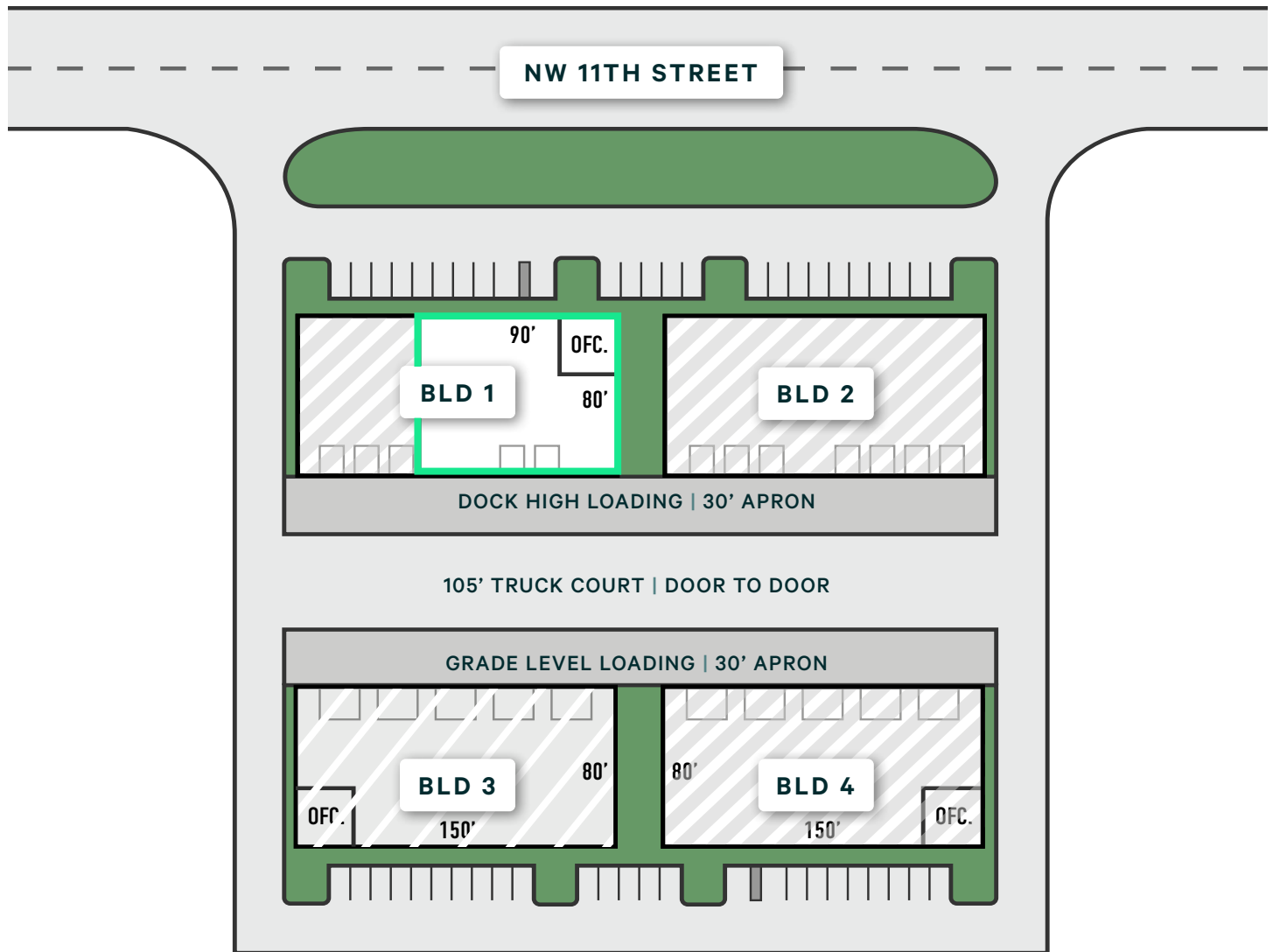
ADG BUSINESS PARK OCALA

Ocala's Only New Class-A Small-Bay | Ready for Immediate Occupancy



3950 NW 11th Street | Ocala, FL 34482

Park Plan & Availability



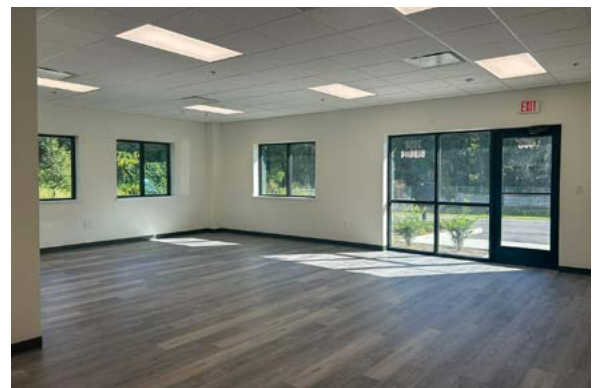
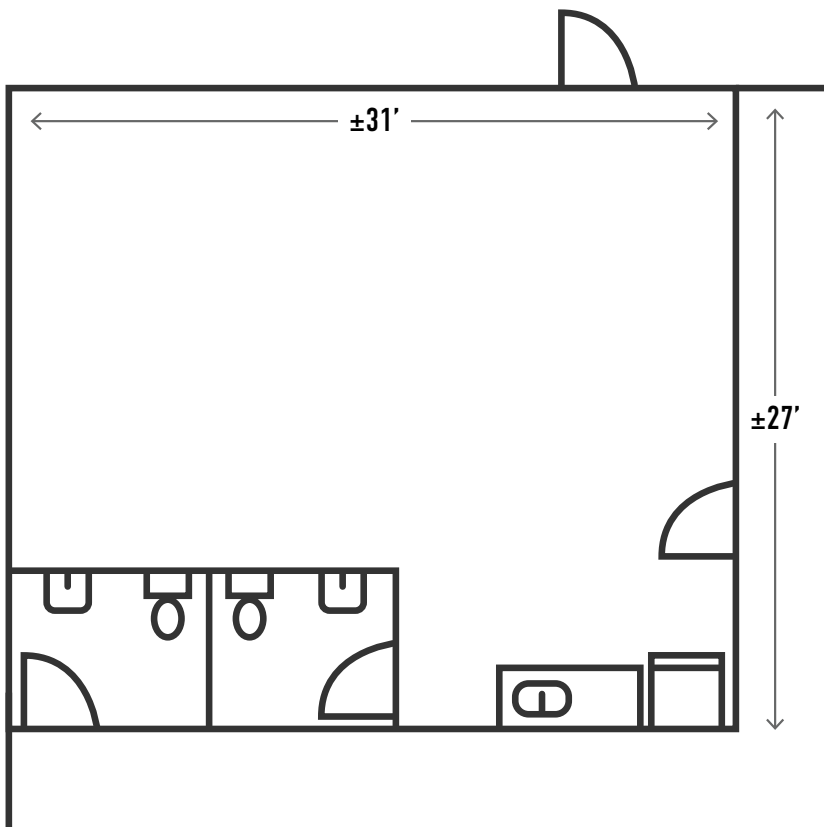
AVAILABLE FOR LEASE:

	BLD 1	BLD 2	BLD 3	BLD 4
Total SF	7,200 SF Available			
Office SF	833 SF Spec Office			
Clear Height	22' Minimum			
Spacing	Clearspan Warehouse			
Loading Doors	(2) 9' x 10' Dock-High	LEASED	LEASED	LEASED
Power	3-Phase Power			
Parking	10/1000 SF Parking Ratio			
Sprinkler System	Wet			

Park Access



Spec Office | 833 SF



ADG Business Park Ocala

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For Lease



Class-A Small-Bay

ADG Business Park Ocala offers small-bay/flex occupiers a significant advantage being located in the fastest growing metro in the country while being surrounded by the area's typical big-box industrial buildings. Offering both dock-high and grade-level loading, located within three minutes from Interstate-75, and being the only new small-bay development in the area, ADG Business Park Ocala is positioned to attract occupiers ready to use their real estate for increased business, marketing, and employee retention purposes. In addition to over 400,000 customers within 20 miles, tenants will also draw business and materials from their larger counterparts located adjacent to the park, a very strong value proposition for ADG Business Park Ocala.

PROPERTY HIGHLIGHTS

- + New Class-A Small-Bay
- + Manicured Landscaping
- + Three Minutes to/from I-75
- + Dock & Grade Level Loading
- + 22' Clear Height
- + Clearspan Warehouses
- + 1.0/1000 SF Parking Ratio
- + Building Signage Available
- + Surrounded by Bulk/Distribution Product

20-MILE DEMOGRAPHICS

- + Population: 400,078
- + Workforce: 147,150
- + Households: 169,402
- + Average Income: \$83,050

Contact Us

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