

# Mark III Properties

5420 NW 44th Avenue, Ocala, FL 34482

**FOR SALE ON I-75**  
**275,000 SQ FT / 28 ACRES**



**Location:** Mark III Properties is located in Ocala, FL, right on I-75 between Hwy 27 and Hwy 326. The property is centrally located within the State of Florida, just north of the Florida Turnpike.

**Construction/Zoning:** The property is zoned as Specialized Commerce District M2-Heavy Industry. All buildings on site are concrete construction, with lots of overhead bay doors that are great for distribution. There are several buildings on the property that are available for lease at various square footage to meet your needs.

#### Property Highlights:

- Large signage on I-75
- Plenty of parking with easy maneuverability for large delivery freight trucks
- Easy in, easy out, in both north and southbound directions
- Secure property
- Close to local police and fire

**Contact:** Steve Gerlach    **Email:** [steve@parkindustrialproperties.com](mailto:steve@parkindustrialproperties.com)  
**Office:** 727-244-5969    **Mobile:** 727-458-2093



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## WAREHOUSE/INDUSTRIAL CAMPUS



**Building 8 – Marine Distributorship Interior**



**Building 8 – Marine Distributorship Office**



**Building 7 - Looking Northwest at  
South Side of Building**



**Building 7 - Looking Southwest at  
North Side of Building**

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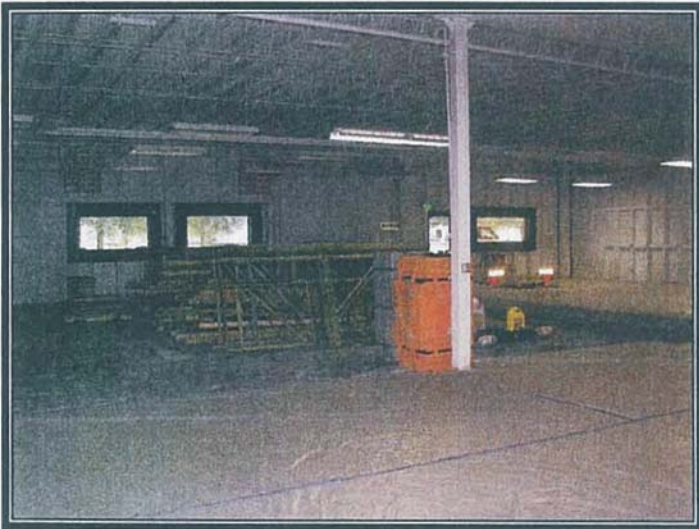
## WAREHOUSE/INDUSTRIAL CAMPUS



**Building 7 – Roof – Typical of Majority of  
Roofs on Property – Prefabricated Sheet Metal**



**Building 7 – Machine Shop Downstairs –  
C & D Equipment**



**Building 7 - Warehouse and Bay Doors  
South Side of Building - D Equipment**



**Building 7 – Upstairs Offices  
C & D Equipment**

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## WAREHOUSE/INDUSTRIAL CAMPUS



**Building 7 – Upstairs Meeting Room  
C & D Equipment**



**Building 7 – Office for C & D Equipment**



**Building 5 - Far Right – Maintenance  
Building in Foreground**



**Building 5 - Interior Paint Storage Facility**

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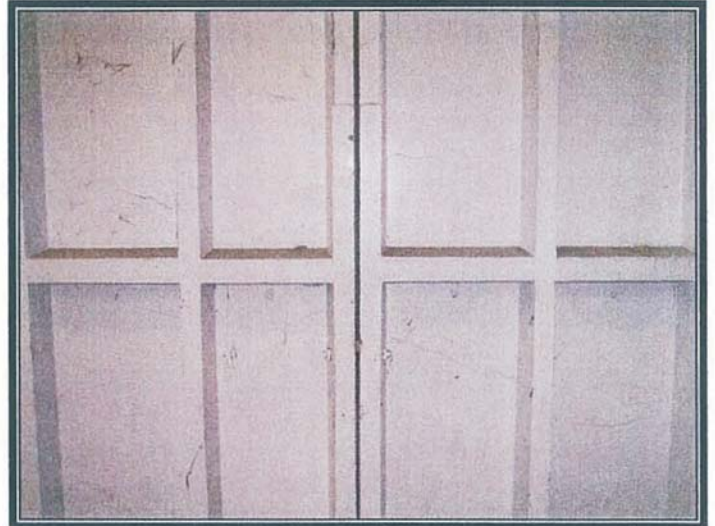
**Building 4 – Southside Bay Doors**



**Building 4– Shop Floor Offices**



**Building 4 – Shop Floor**



**Building 4 – Precast Concrete Wall  
Typical of Most Construction on Property**

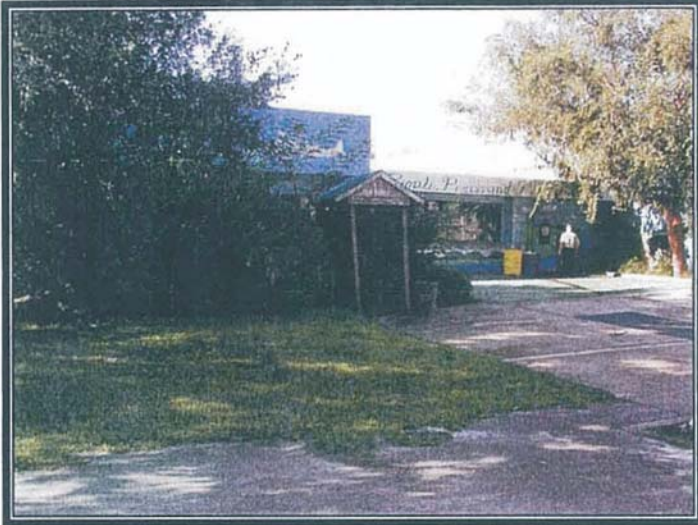
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## WAREHOUSE/INDUSTRIAL CAMPUS



**Building 4 – Front Entrance of Old Mark III Plant  
Administrative Offices**



**Building 4 Admin. Offices – Executive Suites**



**Building 4 Admin. Offices –Lunch Room**



**Building 4 Admin. Offices –Entry to Shop  
Floor from Offices/Lunch Room**

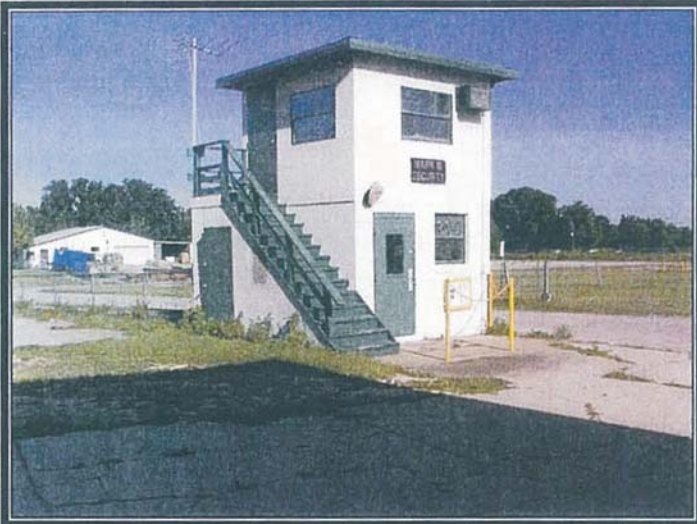
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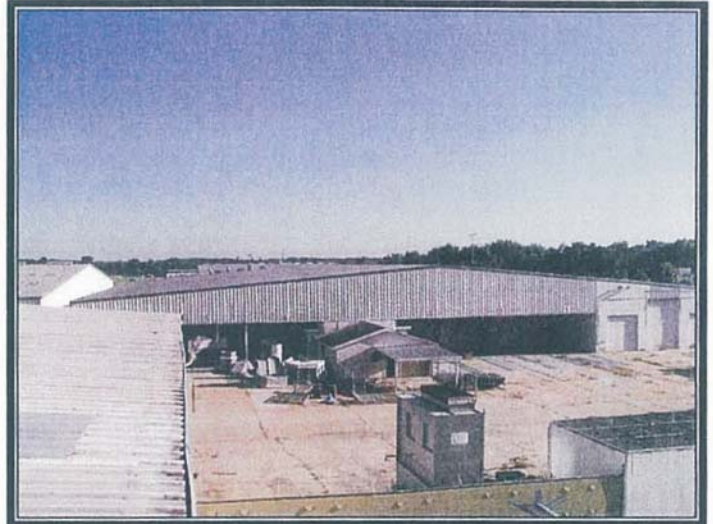
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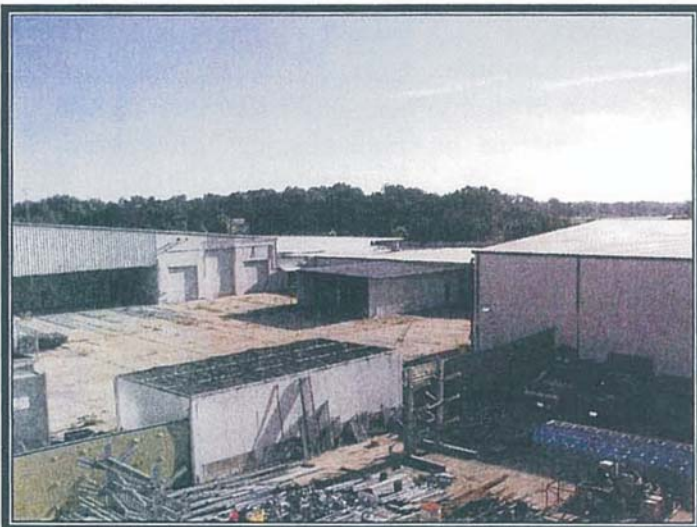
## WAREHOUSE/INDUSTRIAL CAMPUS



**Guard Building – West side of property**



**Looking North from Roof of Building 7  
at Yard and Building 4**



**Looking Northeast at Yard between  
Buildings 7, 8 and 4**



**Looking North with Buildings 5, 11 and 13 on Left,  
Buildings 3 and 4 on Right**

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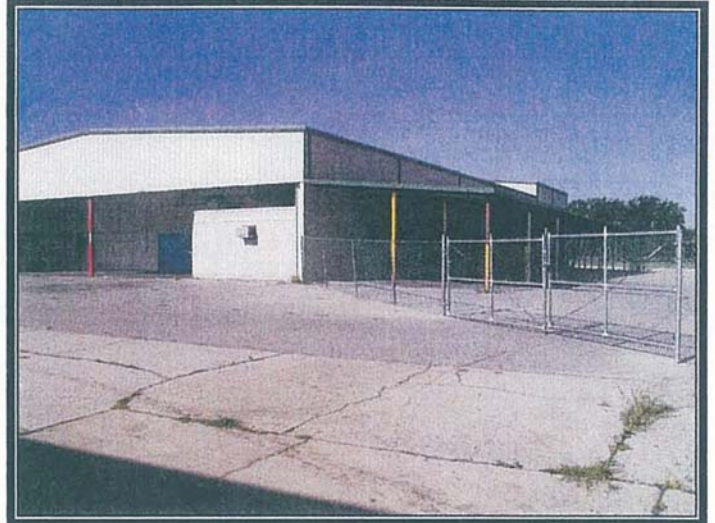
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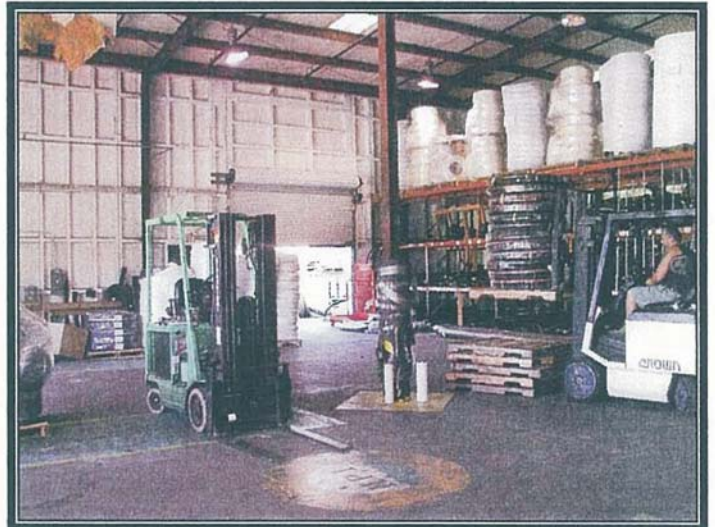
**Building 11 Westside Loading Dock - Occupied by  
Power Source – an Electrical Equipment Lease  
Holder**



**Building 11 - Looking Southwest  
at Northside and Eastside Canopies**



**Building 8 – Marine Distributorship  
South Entrance Dock High Loading**



**Building 8 – Marine Distributorship  
Interior**

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C/L



DATE  
12-11-2007



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## **Improvement Description**

Due to the existence of eight individual predominant structures located on the subject parcel, we will refer to each individual structure by the number assigned to it in the Building sketch found in the appendix of this document. The total square footage of all eight buildings is 276,162SF

	Building 13	Building 12	Building 11	Building 8
Configuration	Utilities/Fire Pump	Retail/Warehouse	Warehouse/Manufacturing	Warehouse/Distribution
Year Built	1986	1985	1987	1986
Effective Age	1986	1985	1987	1992
Construction Type	Concrete Block, Stucco	Concrete Block, Stucco	Wd Siding Sheeting	Precast Concrete
Foundation	Poured Concrete	Poured Concrete	Poured Concrete	Poured Concrete
Roof Type	Prefab Metal	Prefab Metal	Prefab Metal	Prefab Metal
Building SF	4,960 SF	2,370 SF	11,238 SF	19,512 SF
	Building 7	Building 5	Building 4	Building 3
Configuration	Warehouse/Office	Warehouse	Office/Whse/Mfg	Warehouse/Manufacturing
Year Built	1986	1985	1987	1986
Effective Age	1997	1985	1987	1992
Construction Type	Precast Panels, Concrete Bl	Concrete Block, Stucco	Wd Siding Sheeting	Precast Concrete
Foundation	Poured Concrete	Poured Concrete	Poured Concrete	Poured Concrete
Roof Type	Prefab Metal	Prefab Metal	Prefab Metal	Prefab Metal
Building SF	72,723 SF	2,505 SF	109,079 SF	53,775 SF
Total Space	276,162 SF			

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## **Improvement Description - (cont.)**

### **Building #7**

This warehouse is partially leased by an Excavating equipment company that occupies the Eastern portion of the building both upstairs and downstairs. The upstairs portion consists of finished office space with a large spacious meeting/conference room along with a bathroom, shower and laundry facilities. There is a large service elevator that descends to the first floor where it opens to a large warehouse area that is divided up into two primary areas. The first has several bay doors that open up to the South and the East along with large plate windows that look out onto a two story canopied area. On the east side the yard is fenced and encloses a large storage area. The remaining portion of the downstairs contains a large shop for storage and to service heavy equipment, accessible by three bay doors - two of which are located on the East side of the building and the third located along the North side of the building. The roof is composed of prefabricated sheet metal interspersed with skylights, which is common for the majority of the structures on the property. 60,137 sq ft floor space / 10,586 upstairs office space / 30,000 sq ft AC Warehouse / 6 Overhead Doors

### **Building #8**

This warehouse is currently leased by a Marine Distributor and is actively engaged in business activities. The Southern side of the structure has dock high truck loading and there is a fenced yard on the Eastern side of the building accessible from a large bay door. In addition, there is a two story wooden office constructed inside of the warehouse and steel storage racks for inventory throughout the building. There is a large bay door along the North side of the building. 18,696 sq ft floor area / Truck Ramp

### **Building #11**

Building 11 possesses one of the few dock high loading platforms on the property for shipping and receiving. The building is constructed of concrete blocks and has a prefabricated metal roof. The Southside bay doors have been bricked up and are no longer serviceable. The East and North sides of the building have large canopies and there is entrance to the building on both the North and East sides. The northern part of the building includes a fenced area. It is occupied by a lease holder called Power Source which is engaged in the sale and service of Generators and other electrical equipment. 13,635 sq ft floor area / Warehouse & Manufacturing / Overhead door / 2 truck wells



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## **Improvement Description - (cont.)**

### **Building #1**

This structure is utilized as a Fire Control Pump House for fire suppression throughout the property. It is rectangular in shape and possesses one of the few gabled roofs on the property. It has little fenestration with access limited to doors positioned on three sides of the building. There is a 4 inch well located at the Northeast corner of the building. 4,960 sq ft / Utilities / Fire Pump & Well

### **Building #2**

This structure stands out from the rest of all of the structures on the property in that it is currently leased and employed as a retail establishment selling and servicing spas and hot tubs. It is located in the northwest corner of the property along 44th Avenue. The building consists of two showrooms, office and warehouse area. The warehouse has a bay door that faces East. There is a fenced in area on the East side of the building. 2,370 sq ft floor area / Retail Showroom / Warehouse Space / Fenced Area

### **Building #3**

This facility is similar in design to building #4 without the administrative offices. It is comprised of the same drive through capability with large bay doors positioned on both the North and South sides of the building. The general shape and construction are similar as well. 53,775 sq ft floor area / 1200 sf Office Space / 16 Overhead doors, 8 on each side

### **Building #4**

This building comprises both the main original manufacturing floor of the Mark III plant as well as housing the administrative offices for the facility. It is built with pre-cast concrete walls with an internal steel frame running throughout the building. There are 12 bay doors on the north side of the structure and 12 on the south side allowing vehicles to pass directly through the structure. There are shop floor offices along the west side of the production lines and additional offices in the center of the building. There is storage capacity located above the office areas accessible via stairs from the shop floor. 97,944 sq ft floor area / 10,910 sq ft Mezzanine Storage / 28,000 sq ft Office Space / 24 Overhead Doors

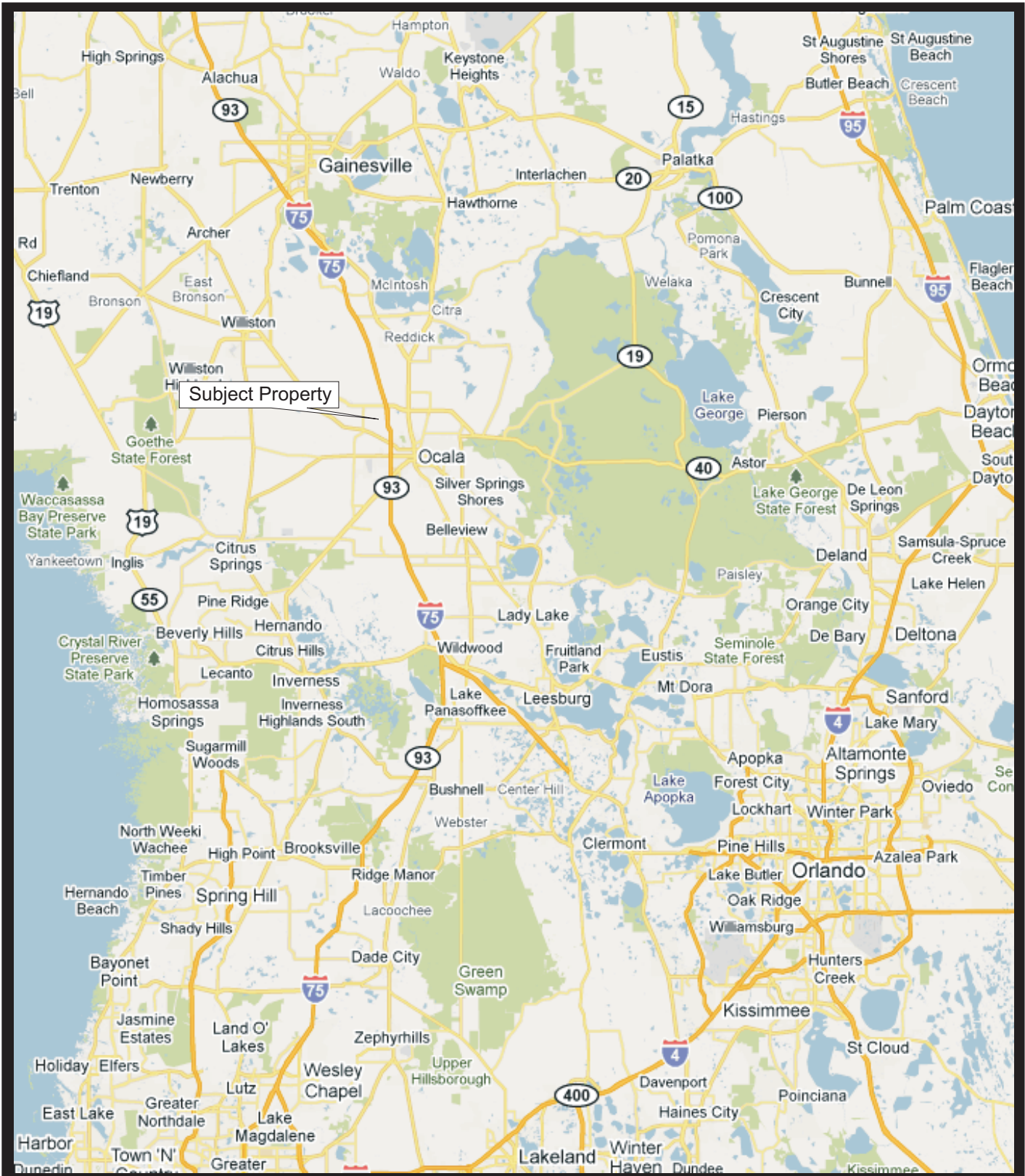
### **Building #5**

This structure is constructed of concrete block with a sheet metal roof. It was originally employed as a paint storage and mixing facility. It is L-shaped with a large bay door located in the southeast section of the building. There are two entrance doors located on the east and west sides of the north wall. 2,505 sq ft / Overhead Door / Loading Dock & Ramp

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## Regional Map



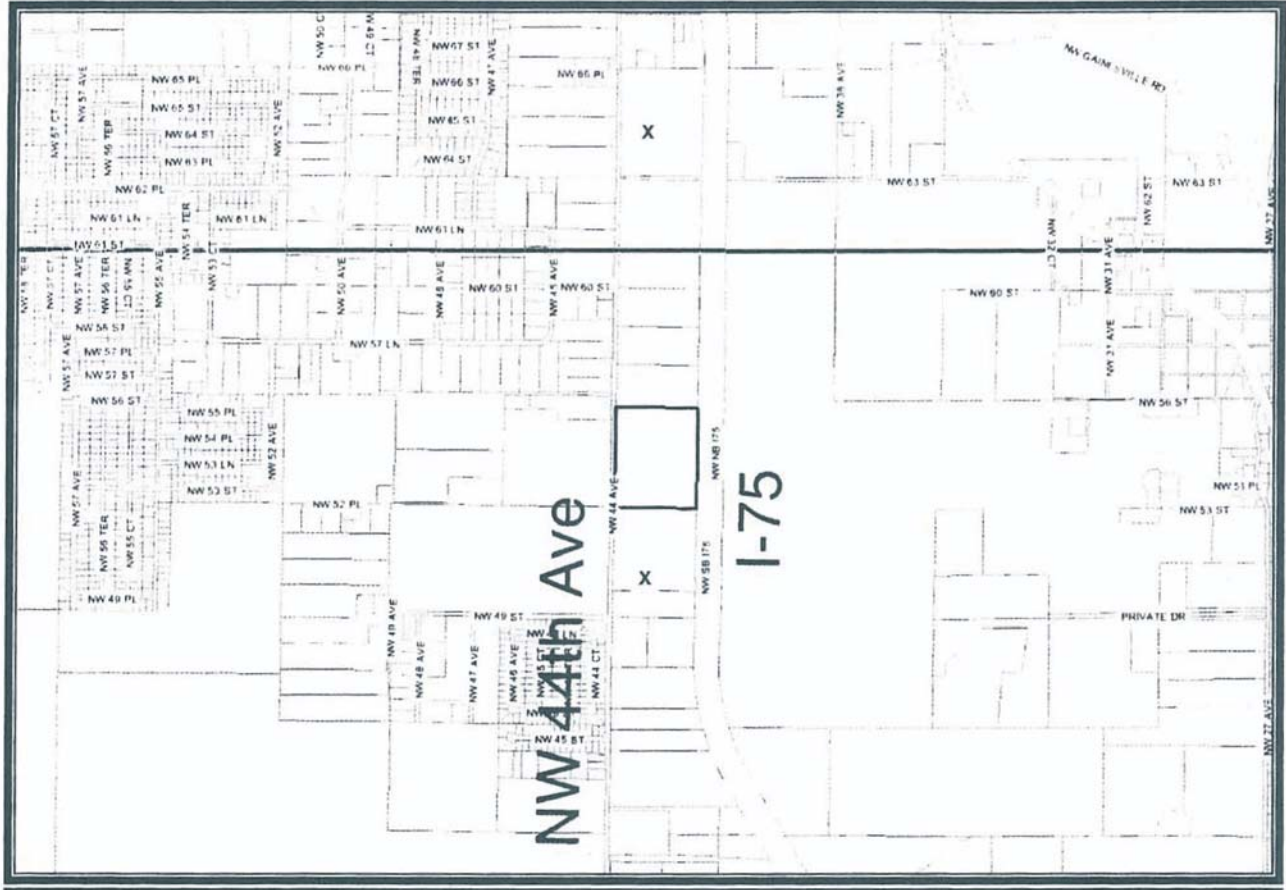
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## FEMA MAP



### FEMA:

According To The Marion County Zoning Department, Subject, Outlined in Red, Lies In Flood Zone X. This Map includes data from Panel 1201600475B Dated Jan. 19, 1983. This map can be observed at the following webpage:

<http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

Or at the Marion County Property Appraiser's Webpage at: <http://www.pa.marion.fl.us/>.