

Small-Bay/Industrial | For Lease

CBRE

# ATRIUM

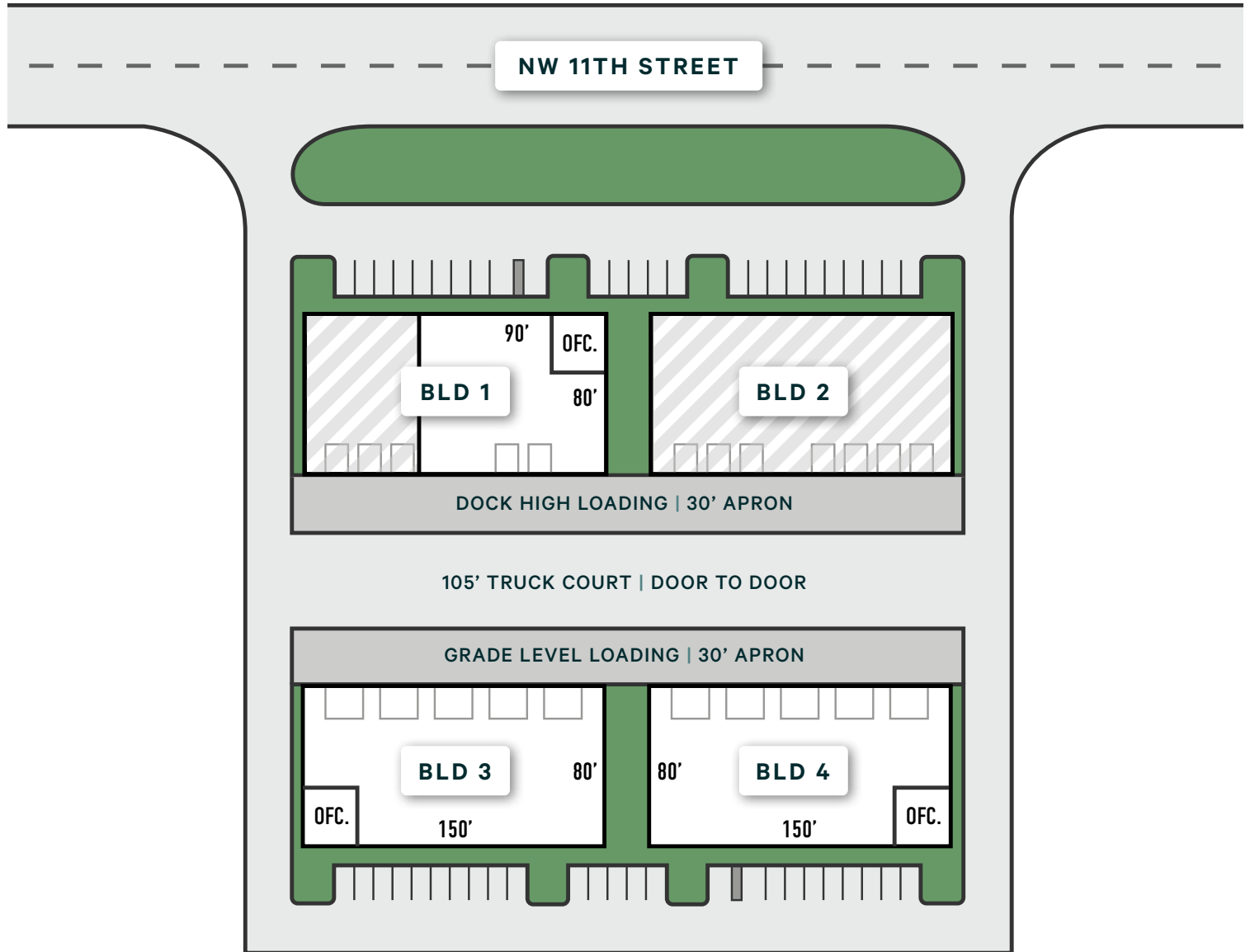
— BUSINESS PARK —

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



3950 NW 11th Street | Ocala, FL 34482

## Park Plan & Availability



### BUILDING ONE

- + 7,200 SF Available
- + 833 SF Spec Office
- + Two 9' x 10' Dock High Doors
- + Clearspan Warehouse
- + 22' Minimum Clear Height
- + 3-Phase Power
- + 1.0/1000 SF Parking Ratio

### BUILDING TWO

+ **FULLY LEASED**

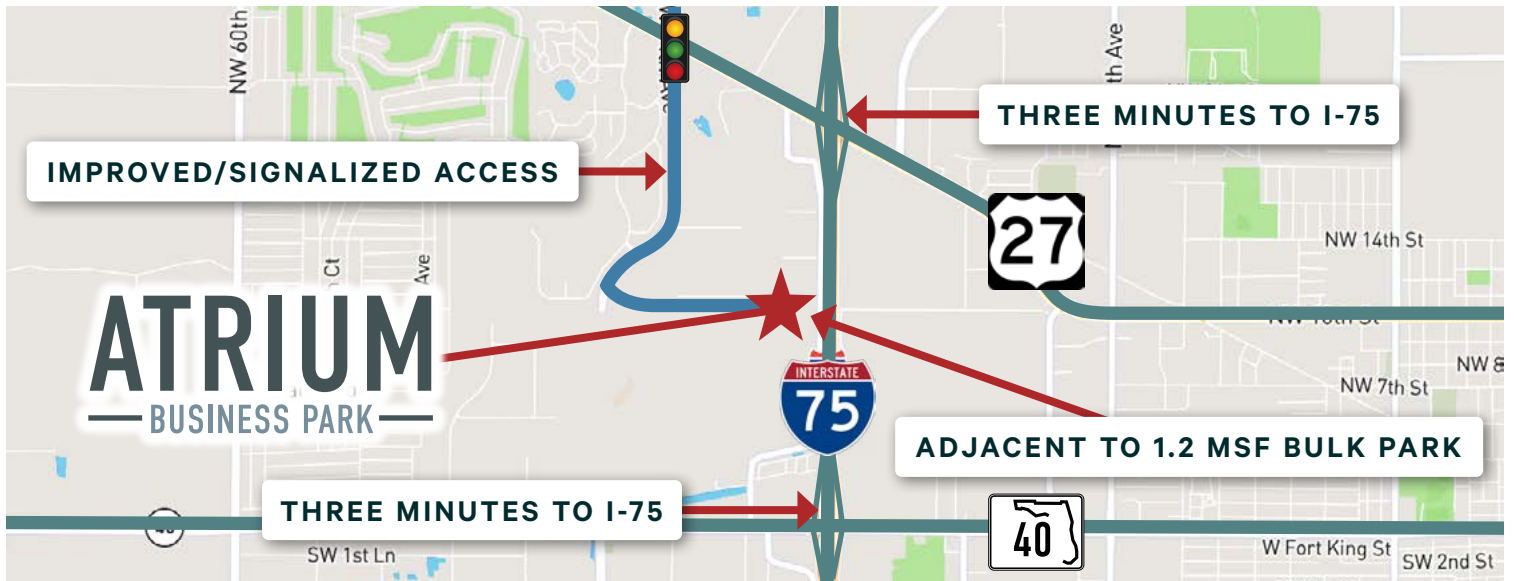
### BUILDING THREE

- + 4,800 – 12,000 SF Available
- + 833 SF Spec Office
- + Five 12' x 12' Grade Level Doors
- + Clearspan Warehouse
- + 22' Minimum Clear Height
- + 400a, 208v, 3-Phase Power
- + 1.0/1000 SF Parking Ratio

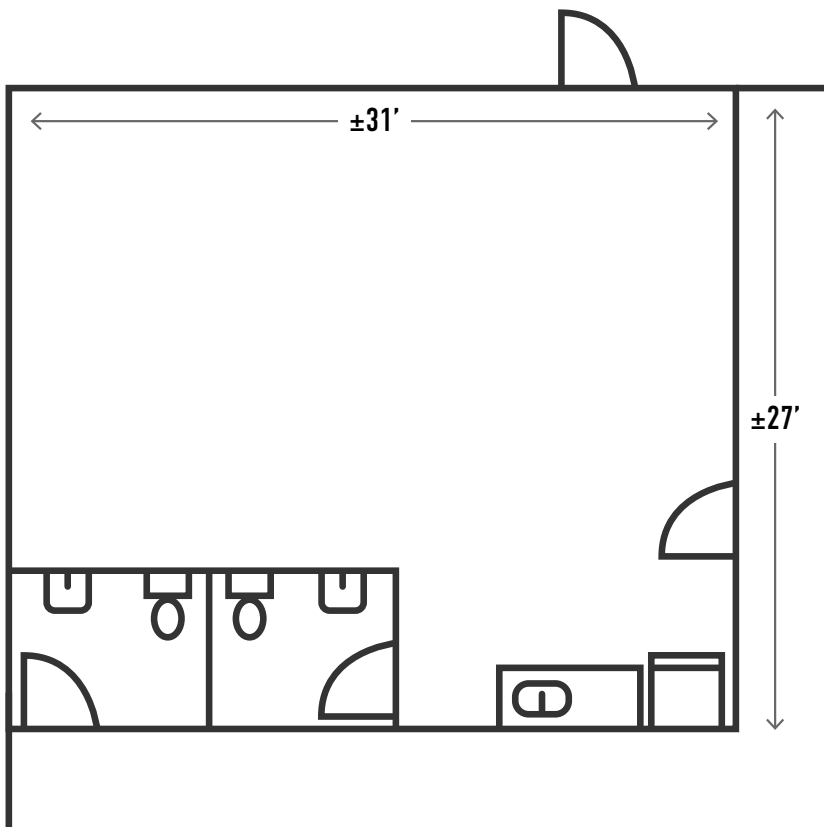
### BUILDING FOUR

- + 4,800 – 12,000 SF Available
- + 833 SF Spec Office
- + Five 12' x 12' Grade Level Doors
- + Clearspan Warehouse
- + 22' Minimum Clear Height
- + 400a, 208v, 3-Phase Power
- + 1.0/1000 SF Parking Ratio

## Park Access



## Spec Office | 833 SF





## 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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