

WAREHOUSES, GARAGES

419 SE 6TH STREET WILLISTON, FL 32696

EXECUTIVE SUMMARY

SPECIAL PURPOSE PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	4,400 SF
Lease Rate:	\$10 SF/yr (NNN)
Lot Size:	0.77 Acres
Year Built:	2003
Building Size:	4,400 SF
Market:	Warehouse
Submarket:	Workshop

PROPERTY OVERVIEW

This property features two metal buildings, with ample yard space. The two warehouses are 2000 and 2400 SF, each equipped with a bathroom. The blue building is 2000 SF, was built in 1977 and has single phase 400A power. The white building is 2,400 SF, was built in 2003 and has three-phase 200 A power. Electric roll up doors face the road/west side. There are 3 roll up doors on one warehouse and two on the other and a man door on each building. Air compressors throughout along with ample electric hookups. Property is completely fenced and sits on 0.77 acre. Additionally there is a smaller shed and a 725 SF concrete block office/storage facility. More than half the property is paved and additional overhead coverage and workspace area is on the outside/east side of the larger warehouse. Utilities are city water and sewer.

PROPERTY HIGHLIGHTS

- Metal buildings with large roll-up doors
- Ample yard space
- Air compressors and electrical hookups

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

SPECIAL PURPOSE PROPERTY FOR LEASE



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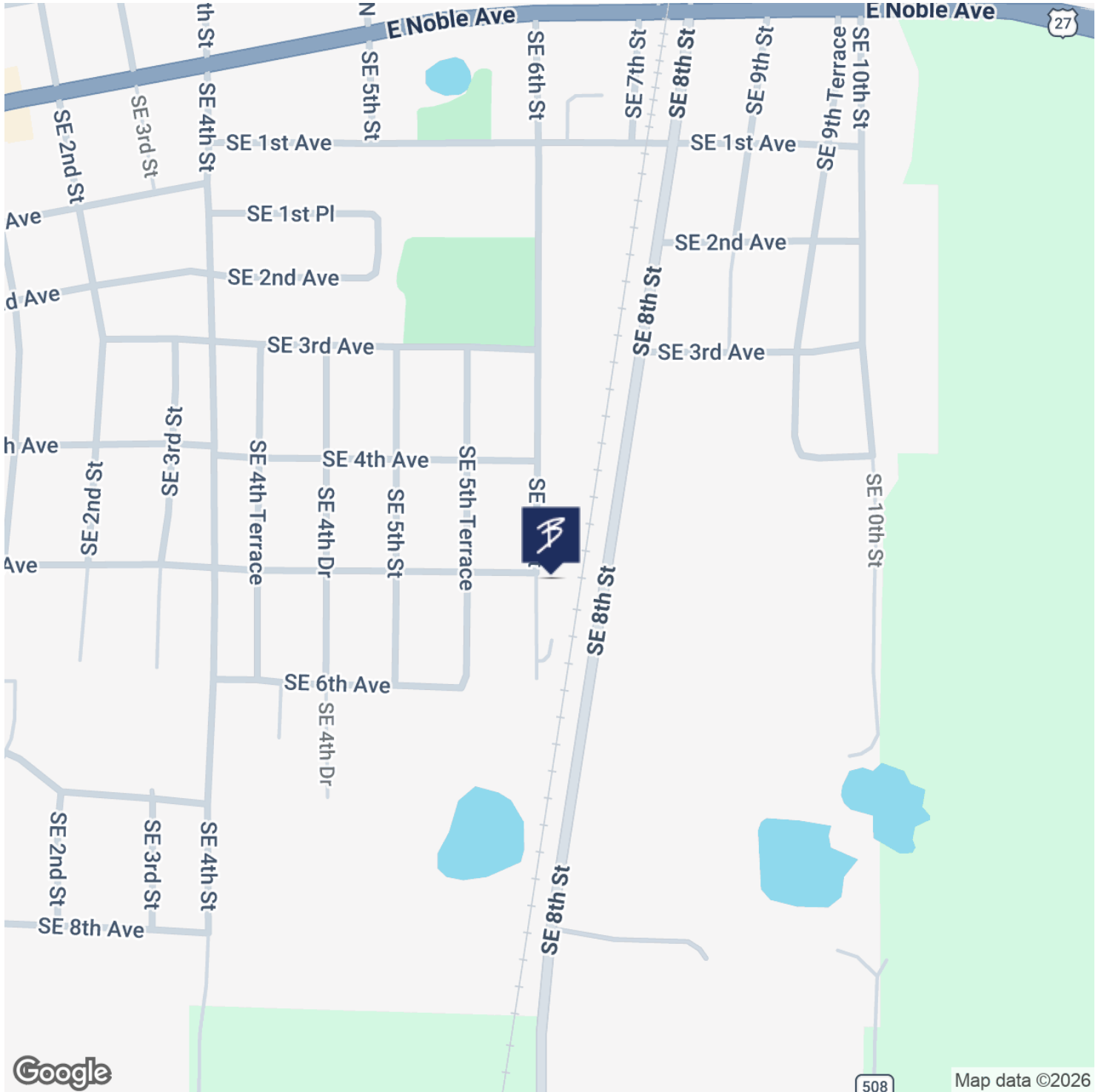


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LOCATION MAP

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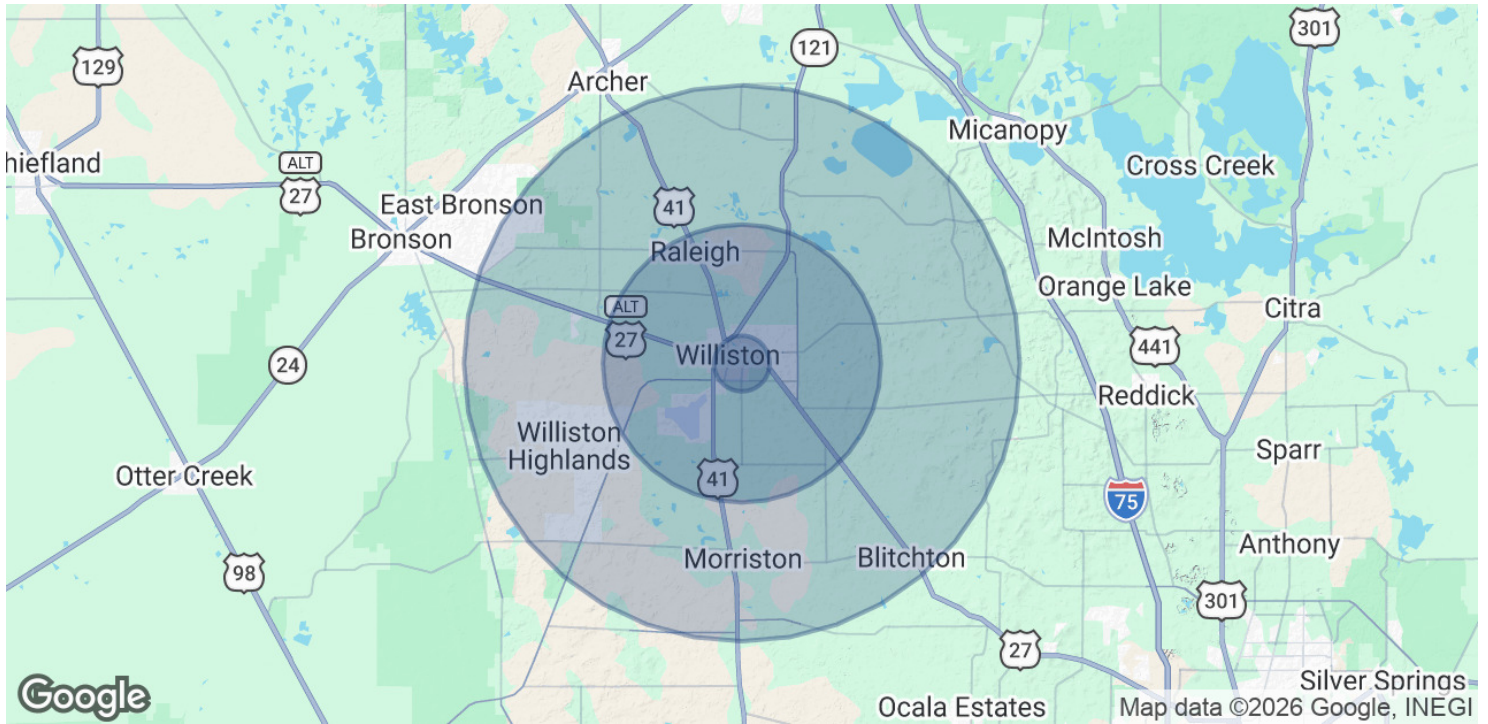


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DEMOGRAPHICS MAP & REPORT

SPECIAL PURPOSE PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	897	7,352	22,376
Average Age	34.9	42.3	45.6
Average Age (Male)	33.3	42.2	45.5
Average Age (Female)	39.1	46.0	47.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	386	3,284	10,389
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$41,389	\$61,053	\$62,460
Average House Value	\$155,843	\$202,530	\$219,812

2020 American Community Survey (ACS)

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