



# 227 SW 54TH COURT

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7,412 SF INDUSTRIAL OPPORTUNITY  
FOR SALE



# PROPERTY OVERVIEW

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Located on SW 54th Ct near SR-40, this high dock, single tenant industrial opportunity provides excellent advantages for warehouse users seeking to service the Ocala and Central Florida Market. This site has immediate access to Ocala airport, the I-75, and is uniquely suited for owners that are looking for a warehouse and distribution facility in a robust industrial pocket.

## PROPERTY HIGHLIGHTS:

**Asking Rate:** Negotiable

**Parking Ratio:** 5.4/1,000

**Clear Height:** 12'

**Dock Doors:** 12 Doors w/ Levelators

**Year Built:** 1986

**Zoning:** M1

**Loading Configuration:** Cross Dock

**Power:** Heavy

# MARKET STATS

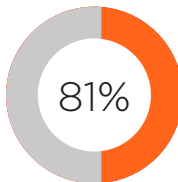
Industrial tenants and users are increasingly attracted to the Ocala Metropolitan Statistical Area (MSA) due to ample developable sites coupled with labor availability. The MSA, with a combined population of 370,000 is a magnet for retirees and famous for thoroughbred horse farms.



52  
**MEDIAN AGE**



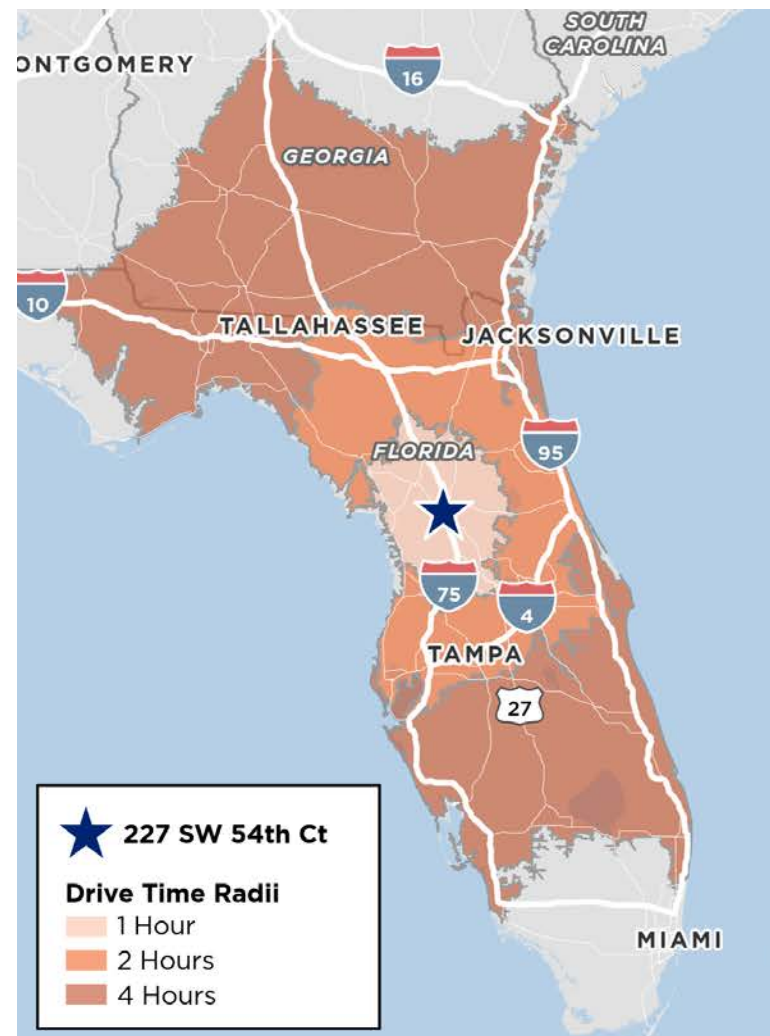
381,860  
**POPULATION**



**OF FLORIDA  
POPULATION**  
(4-HOUR DRIVE TIME)



\$49,779  
**MEDIAN INCOME**



## CONTACT INFORMATION

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