

WAREHOUSE, OFFICES AND LAND FOR LEASE IN BELLEVIEW

7722 SE 126TH PL BELLEVIEW, FL 34420

EXECUTIVE SUMMARY INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	7,560 SF
Lease Rate:	\$10.00 SF/yr (NNN)
NNN \$3.08	Plus \$3,000 for 4.8 acre yard
Lot Size:	4.79 Acres
Zoning:	B5
Market:	Industrial/Warehouse
Traffic Count Street:	19,100 AADT

PROPERTY OVERVIEW

Located just a quarter mile off Highway 441 in Belleview, Florida, this 4.80-acre property offers highly sought after B5 zoning—ideal for a wide range of heavy commercial or industrial uses. Set on a quiet, easily accessible road with direct routes to I-75 via the Belleview exit at CR 484, this versatile site combines functionality, expansion potential, and strategic location in one impressive package. The property features a 7,560 square foot warehouse with attached office space, making it well-suited for an owner-user or could be a shared two-tenant property. The office layout includes a welcoming reception and showroom area, private offices, a large conference or training room, multiple restrooms, and a break room for staff. A 2,500 square foot covered canopy at the rear of the building adds additional operational flexibility for outdoor work or sheltered storage.

Under new ownership, the property has seen significant upgrades, including a full roof replacement in 2025 and installation of a new 3-ton HVAC system. The owner also plans to clear and grade the remaining portion of the site, creating additional usable laydown yard.

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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With space becoming available in January 2026, this site presents a prime opportunity for growing businesses or those in need of a well-located operations base. There's also potential for further development, as the owner is considering the addition of a 5,000 square foot warehouse to meet future tenant demand. Pricing is structured as such: \$10/sf NNN plus \$3,000/mo for the yard space. Will not divide.

This property also benefits from its proximity to The Villages—one of the fastest-growing metro areas in the nation. The Villages consistently ranks among the top in the U.S. for population growth, adding over 35,000 residents since 2020. Likewise, the Ocala Metro has seen explosive expansion, recently ranking as the #2 fastest-growing metro in Florida and #6 in the nation according to U.S. Census data. These trends point to a bright future for commercial investment in this corridor.

PROPERTY HIGHLIGHTS

- Rare B5 Zoning
- New Roof
- New AC
- Outdoor Storage

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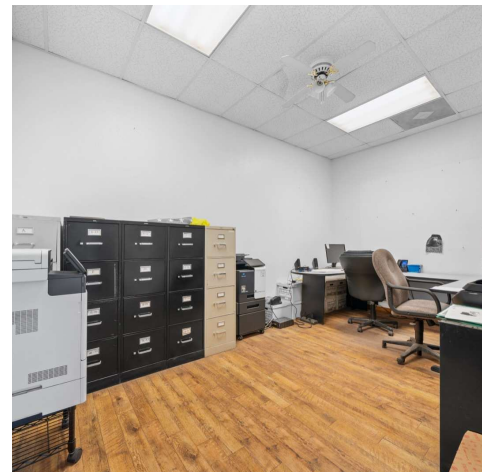
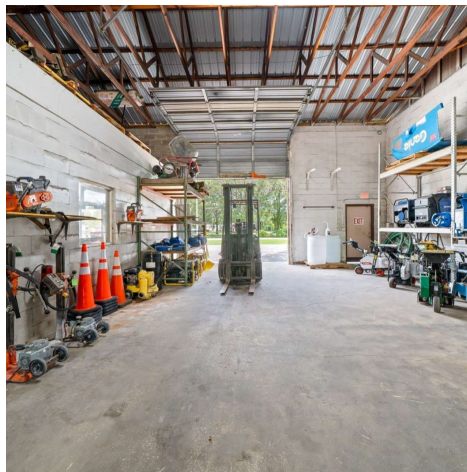


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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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