

# HILLTOP COMMERCE PARK ON 441 IN OCALA

5741 S PINE AVE OCALA, FL 34480

## EXECUTIVE SUMMARY

## INDUSTRIAL PROPERTY FOR LEASE



### OFFERING SUMMARY

Available SF: 2,500 - 5,000 SF

Lease Rate: \$11.50 SF/yr (NNN)

Lot Size: 12.3 Acres

Year Built: 2025

Building Size: 50,000 SF

Zoning: M-1

Market: Industrial/Warehouse

Traffic Count Street: 30,000 AADT

### PROPERTY OVERVIEW

Come explore this newly constructed small bay industrial park, ideally situated along Highway 441 in Ocala. The property features 10 custom-built warehouse buildings, each 5,000 square feet in size. Five of the buildings are divided into two 2,500 square foot units, each equipped with a small office and ADA-compliant bathroom. The office spaces measure approximately 14'6" by 13'8" and are finished with new vinyl plank flooring. Bathrooms are 7'10" by 5'5". Each unit includes a 12-foot wide by 14-foot tall overhead door and is individually metered with 200-amp power service, with upgrade capacity available if needed. The space is move-in ready with power already on. Parking is unassigned but provides the equivalent of seven spaces per 5,000 square foot building. Leases are structured as NNN with a preferred minimum term of three years. This property has a common dumpster area, keyed mailboxes, and there are no limitations on the hours of operation. New tenants will be provided with 4 electrical outlets to be placed at location of the tenants choosing. The larger 5,000 SF warehouses can be air-conditioned at no additional cost to the tenant. The smaller 2,500 SF units will have an office A/C at no additional cost, and the warehouse portion can be air-conditioned at tenant's expense.

### PROPERTY HIGHLIGHTS

- Brand New
- Directly on 441
- M1 Zoning

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](http://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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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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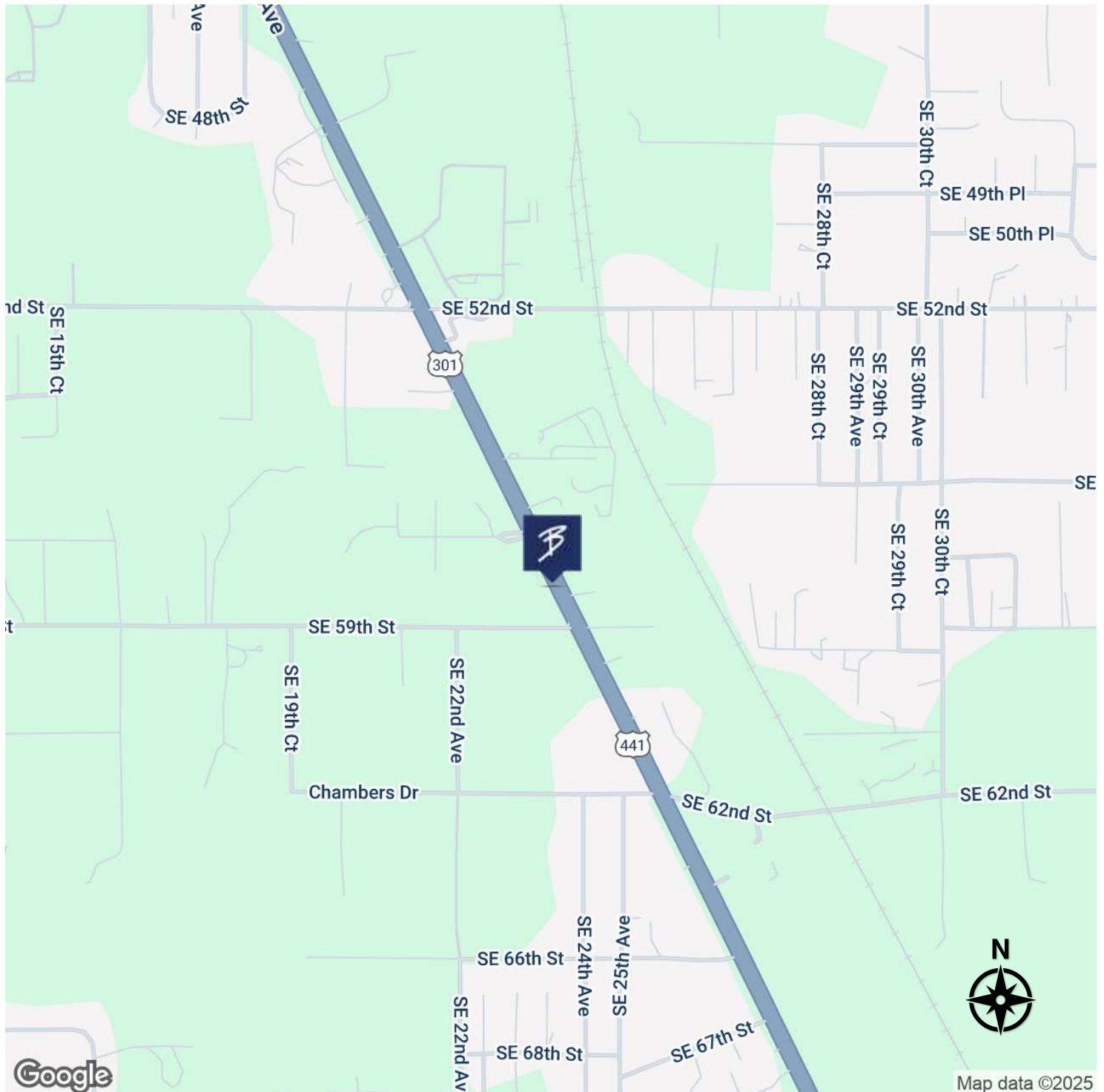


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LOCATION MAP

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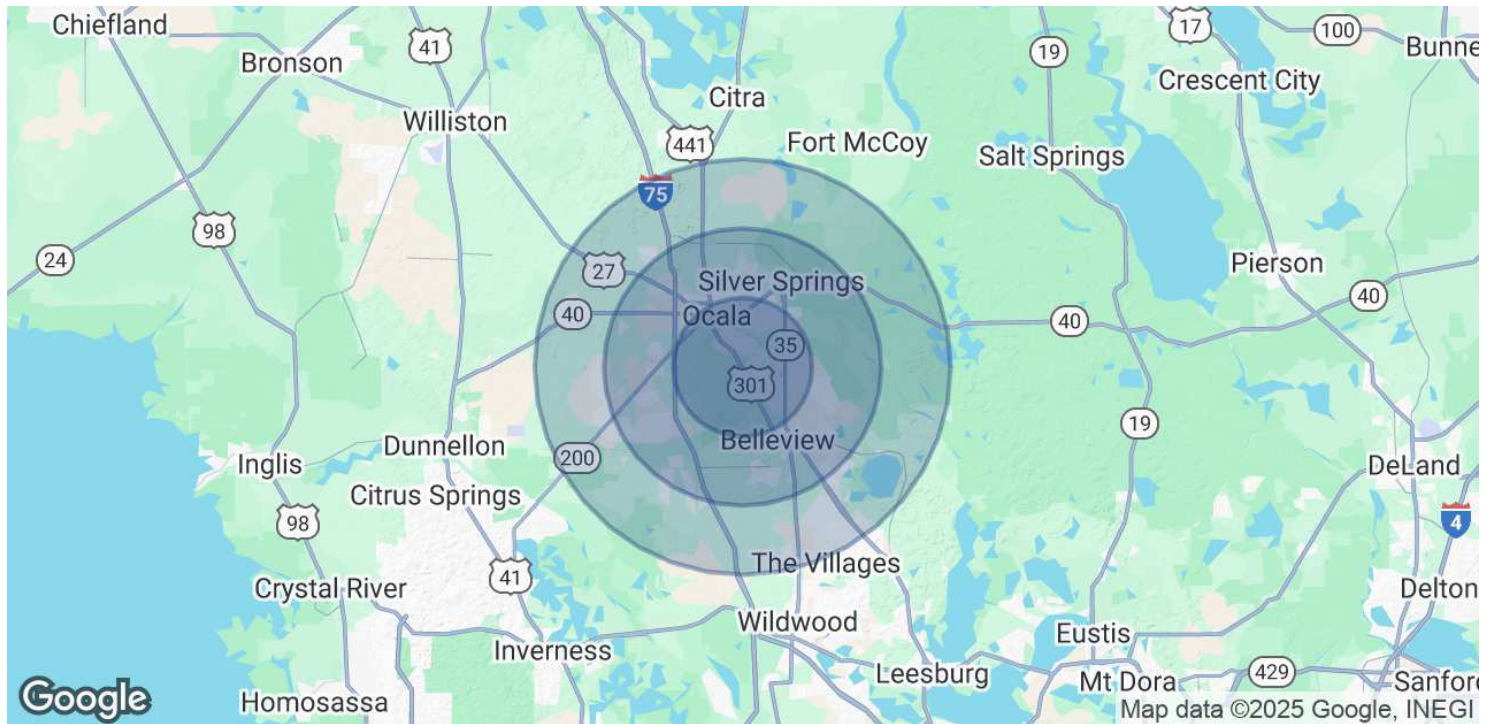


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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	87,824	244,156	374,892
Average Age	42	46	49
Average Age (Male)	41	44	48
Average Age (Female)	44	47	50

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	34,444	100,470	160,876
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$95,150	\$84,731	\$82,828
Average House Value	\$299,960	\$263,605	\$278,021

Demographics data derived from AlphaMap

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