

WAREHOUSE SMALL BAY AVAILABLE - US HWY 441 CORRIDOR

7075 S PINE AVE OCALA, FL 34480

EXECUTIVE SUMMARY

COMMERCIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	3,125 SF
Lease Rate:	\$9.50 SF/yr (NNN)
Lot Size:	1.64 Acres
Year Built:	2009
Zoning:	B-5
Market:	Heavy Business
Traffic Count Street:	30,000 AADT

PROPERTY OVERVIEW

Located directly on Hwy 441 between Belleview and Ocala, Unit 3 offers 3,125 ± SF of flexible warehouse and office space. The warehouse features two large 12' x 12' roll-up doors and a 14' clear height, making it ideal for a variety of industrial or service uses.

The office portion includes a private exterior entry door that opens into a welcoming lobby/reception area. Inside, there are two additional offices and a dedicated restroom. The warehouse area also has its own restroom, providing convenience for both office and warehouse staff.

While the remainder of the property is occupied by Scrog's Hot Rod, Unit 3 benefits from ample parking options. Though the front may appear limited, additional parking is available directly beside the unit, behind the unit, and at the rear of the building. (See photos for reference.)

This location combines excellent visibility on a major highway with practical functionality for small-bay industrial or business users.

PROPERTY HIGHLIGHTS

- B5 Zoning
- Ample Parking
- 441 Corridor

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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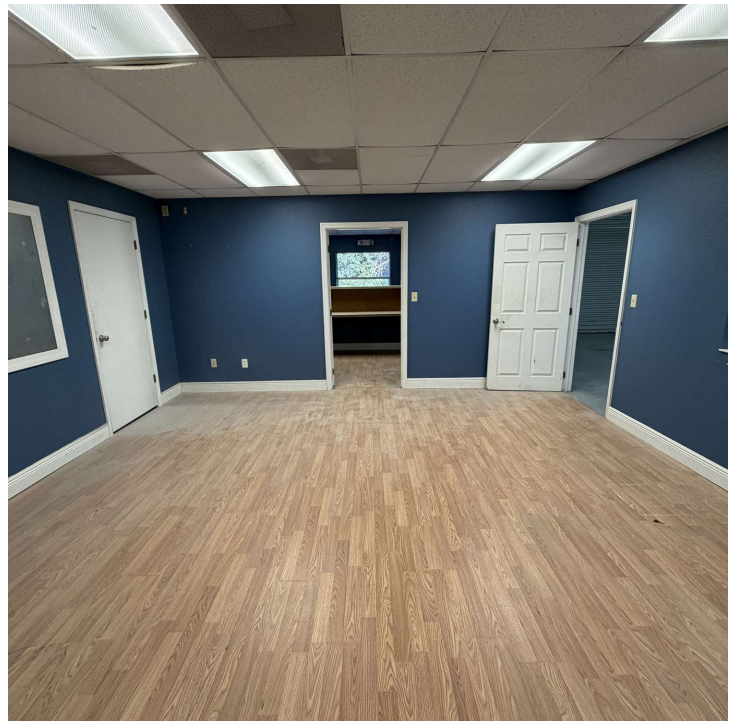


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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

FLOORPLAN



3,125 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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