SOUTH OCALA WAREHOUSE

4450 S PINE AVE OCALA, FL 34480

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 12,000 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 0.77 Acres

Year Built: 1958

Building Size: 12,000 SF

Zoning: B-4

Market: Industrial

Submarket: Warehouse

Traffic Count Street: 30,000 AADT

PROPERTY OVERVIEW

Own or lease a high-profile, well-configured 12,000 SF warehouse/flex building on nearly 0.8 acres of B-4 zoned land in a premier Ocala commercial corridor on Hwy 441/Pine Ave in Ocala. Solid concrete block construction, office area and fenced rear yard for outdoor storage or staging and two drive-in roll-up doors, this property gives you the rare combination of visibility + functionality + yard-space. A tenant is in place until mid-April, and then full availability for immediate occupancy or ownership. Whether you're looking for owner-occupancy, lease expansion or an investment vehicle in the fast-growing Ocala/Marion market, this asset delivers.

PROPERTY HIGHLIGHTS

- 12,000 SF B4
- Directly on 441
- 2 Parcels .8 acres
- Drive in Roll-up doors
- Yard Space

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com



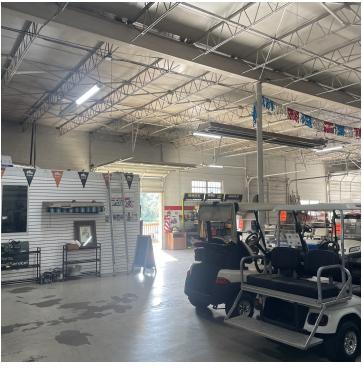
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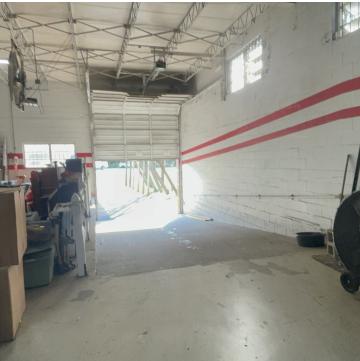
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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE







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