



# For Lease

4501 & 4569 SE 95th Street, Ocala, FL 34480

## BUILDING SPECS

- Warehouse 6150 SF
- Small Office 768 SF
- 3 + Acres Laydown Yard (M2 zoning)
- 1 or 2 Tenant Opportunity
- Owners would consider a sale

## ABOUT THE PROPERTY

Positioned on nearly 4 acres of M-2 zoned industrial land, this property offers an exceptional combination of warehouse, office, and outdoor storage. The site features a 6,150 SF steel warehouse with soaring 20+ foot clear heights and large bay doors designed to accommodate a wide range of industrial operations. An additional 800 SF stand-alone office building provides flexible space for administration or support functions.

The outdoor storage component is a key advantage, with approximately 80% of the yard fully paved in concrete, ensuring durability, cleanliness, and reliable use compared to millings or dirt surfaces. The entire property is fully fenced, offering security and controlled access, and is strategically located with easy connectivity to I-75, a major transportation corridor serving Central Florida.

A tenant is currently in place through July 31, 2026, providing immediate rental income. Ownership will consider a sale of the property.





# Prime Industrial Between Ocala & Belleview

## 4 acres, M2

### Warehouse and Industrial Outside Storage

### For Sale or Lease

#### OCALA/MARION COUNTY

Located in \*\*Ocala/Marion County—one of the fastest-growing metros in the United States. The property benefits from a dynamic regional economy, fueled by distribution, logistics, and manufacturing. With Ocala's reputation as the "Horse Capital of the World," a thriving healthcare sector, and over 400,000 residents in the county, the area continues to attract investment and expansion. The site's position along the I-75 corridor also places it within convenient reach of Tampa, Orlando, and Jacksonville, making it ideal for businesses serving statewide and regional markets.

#### IMPORTANT INFO

- 36919-003-00 - Parcel ID
- 3.94 Acres
- M2 Zoning, Marion County
- Tenant in Place until July 31, 2026
- Outdoor Storage Includes Nearly 80% of Paved Concrete Surface
- Direct Route to I-75



**CALL TODAY FOR MORE INFORMATION**

**Erin Freel, CCIM**  
(813) 478-1735