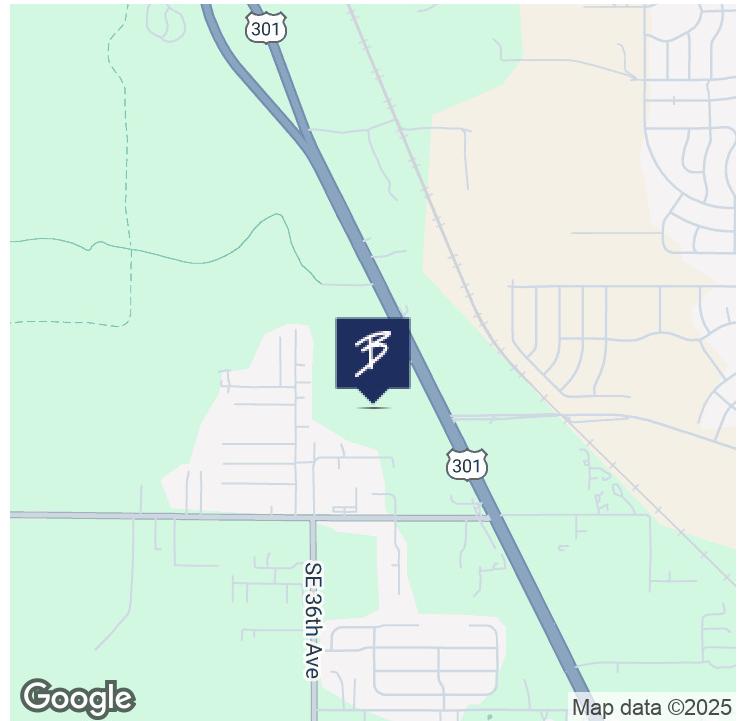


OUTDOOR STORAGE & YARD SPACE AVAILABLE | 8.5± ACRES | B5 ZONING | HWY 441 FRONTAGE
9110 U.S. 441 OCALA, FL 34480

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 4,500 SF

Lease Rate: \$10,625.00 per month
(Gross)

Lot Size: 8.5 Acres

Building Size: 4,500 SF

Zoning: B5

Traffic Count Street: 30,000 AADT

PROPERTY OVERVIEW

Rare opportunity to lease expansive outdoor storage and secured yard space on approximately 8.5 acres of B5-zoned property just north of Belleview, with direct frontage on US Highway 441 providing excellent visibility and accessibility. The site is well suited for contractors, equipment storage, fleet parking, construction materials, agricultural support uses, or other outdoor-intensive operations permitted under B5 zoning.

The property includes an approximately 4,500 SF warehouse, offering functional space for storage, light industrial use, or operational support. The combination of large acreage, flexible zoning, and on-site improvements makes this an ideal solution for users needing both yard and building space in a high-exposure corridor.

PROPERTY HIGHLIGHTS

- Outdoor Storage
- Yard Space
- B5 Zoning
- 441 Frontage

FOR MORE INFORMATION CONTACT:

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

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealstategroup.com

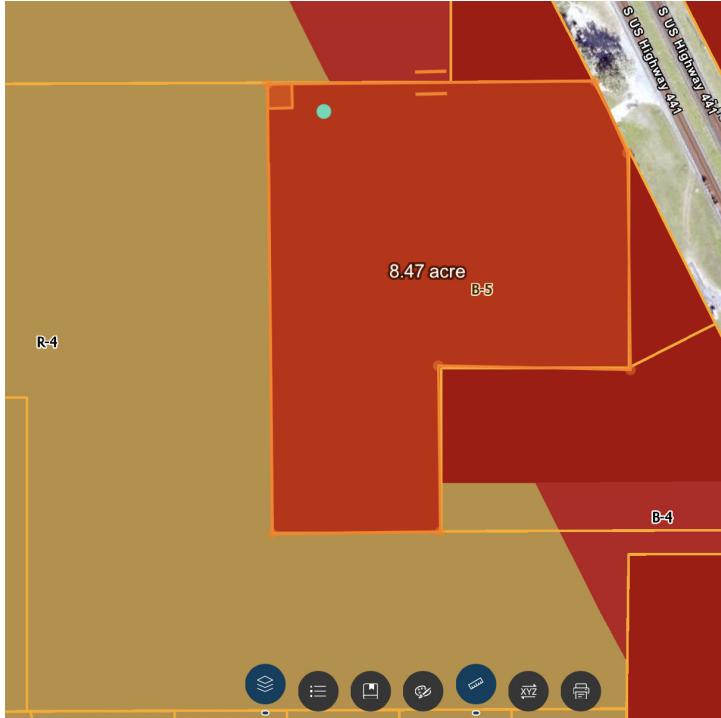
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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LOCATION MAP

INDUSTRIAL PROPERTY FOR LEASE



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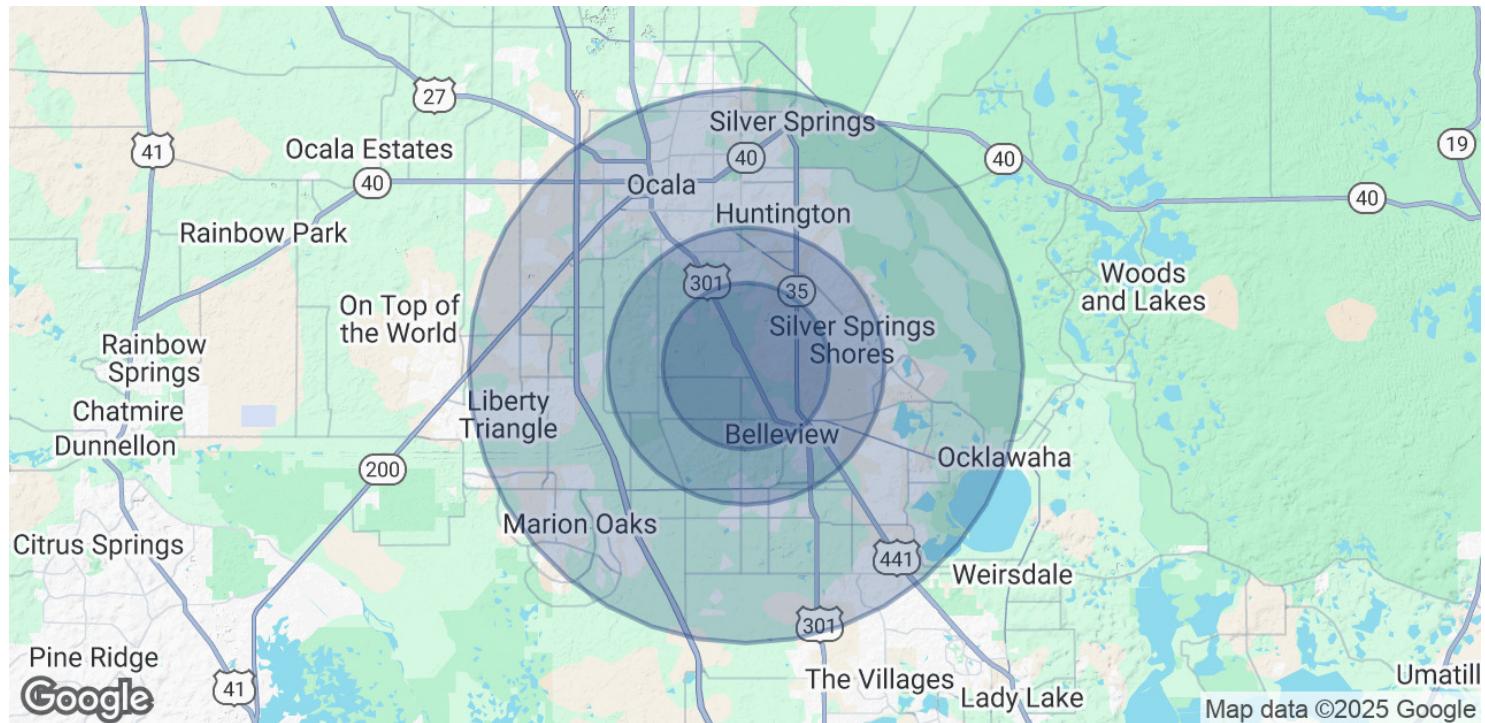
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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,865	65,660	266,762
Average Age	42	41	48
Average Age (Male)	41	40	47
Average Age (Female)	44	42	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,489	25,082	112,333
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$88,990	\$88,052	\$84,704
Average House Value	\$303,092	\$283,029	\$269,354

Demographics data derived from AlphaMap

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