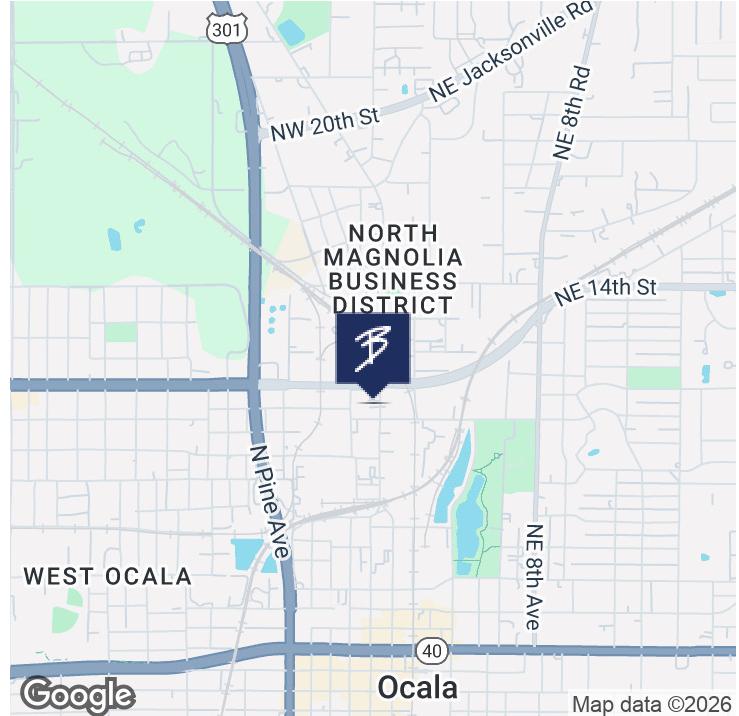


# 45,000+ SF M1 ON 5+ ACRES IN OCALA

1120 N MAGNOLIA AVE OCALA, FL 34475

## EXECUTIVE SUMMARY

## INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

Available SF: 45,342 SF

Lease Rate: \$8.00 SF/yr (NN)

Lot Size: 5.5 Acres

Zoning: M1 and B5

Market: Industrial

Submarket: Manufacturing

## PROPERTY OVERVIEW

Available for immediate occupancy, this property boasts over 45,000 total SF of industrial warehouse space among several buildings. The 5.5 acre, M1 & B5 industrial zoned property is available to a single tenant needing manufacturing space. Within the 5.5 acres is a 3.26 acre B5 zoned lay-down yard. Landlord would consider a two tenant situation. Four buildings total 45,000 plus SF of industrial space, office and retail area. Three of the four buildings are sprinkled, the office/retails space is under air. Please see photo diagram with square footage and building details. Roof replacements in 2018. This property is ideal for a manufacturing end-user with long term growth needs. Located in Ocala, Florida and ranked as the 4th fastest growing city in the US, with a population of 409,959 and a net gain of 269 new residents each week. Ocala was ranked as the #1 most affordable Metro and has access to 4 of Florida's 6 major road arteries.

## PROPERTY HIGHLIGHTS

- 4 Buildings
- 45,000+ SF
- M1 and B5
- 2 Parcels
- Vacant lot is priced at \$9,780/mo

## FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | [jkrim@boydrealstategroup.com](mailto:jkrim@boydrealstategroup.com)

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealstategroup.com](http://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.



# 45,000+ SF M1 ON 5+ ACRES IN OCALA

1120 N MAGNOLIA AVE OCALA, FL 34475

ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

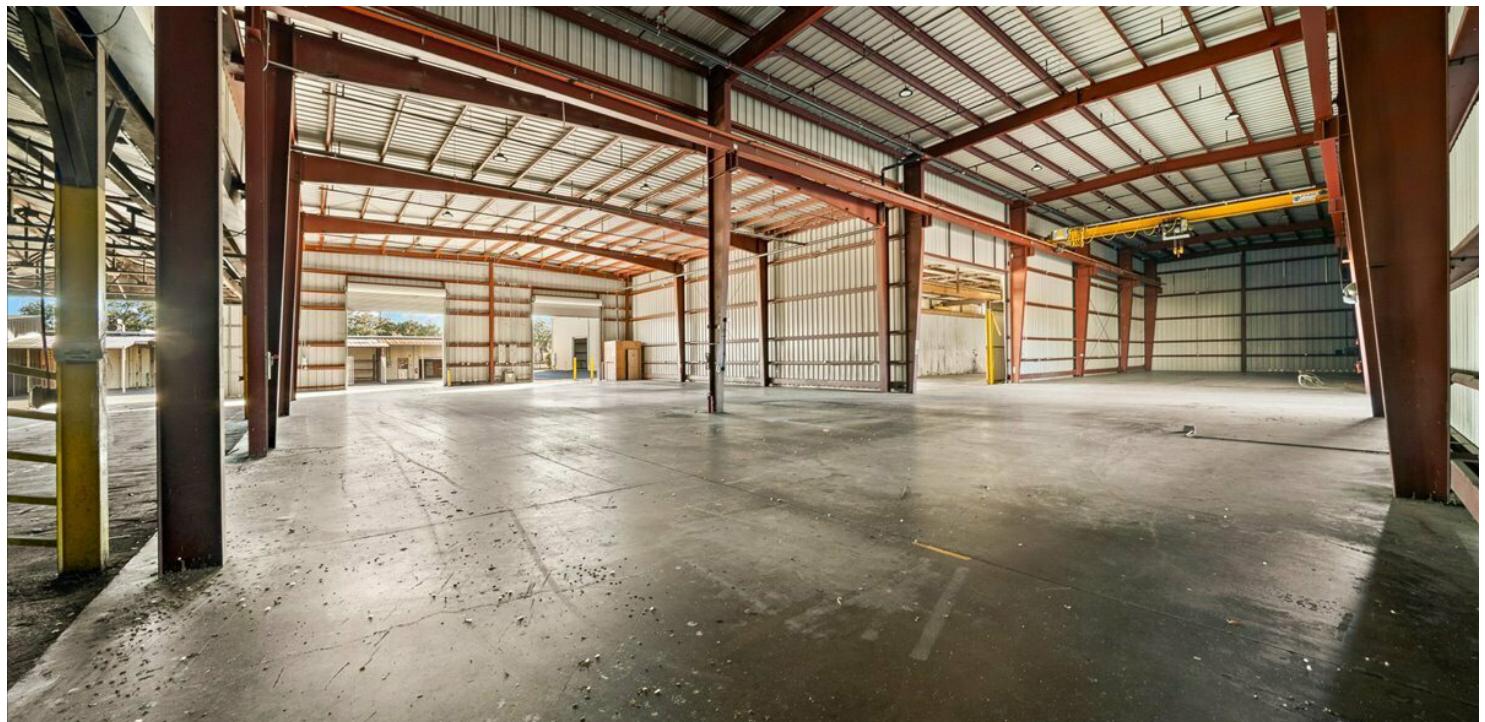
**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | [jkrim@boydrealstategroup.com](mailto:jkrim@boydrealstategroup.com)

# 45,000+ SF M1 ON 5+ ACRES IN OCALA

1120 N MAGNOLIA AVE OCALA, FL 34475

ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | [jkrim@boydrealstategroup.com](mailto:jkrim@boydrealstategroup.com)

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealstategroup.com](http://boydrealstategroup.com)

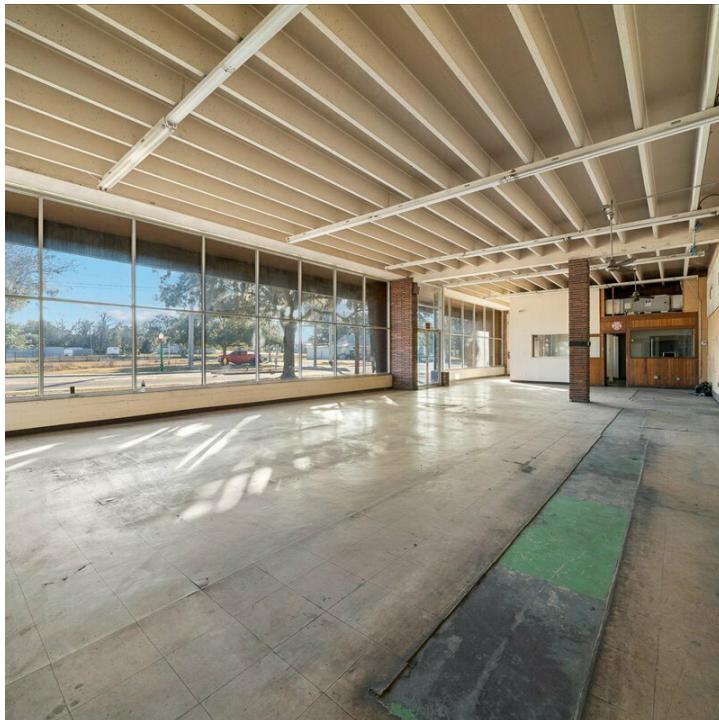
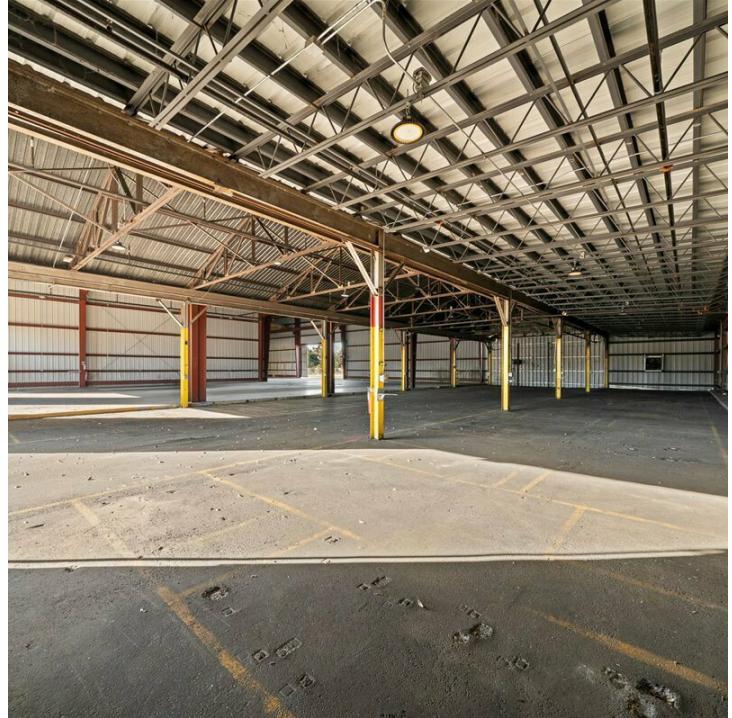
**Boyd**  
REAL ESTATE, LLC

# 45,000+ SF M1 ON 5+ ACRES IN OCALA

1120 N MAGNOLIA AVE OCALA, FL 34475

ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

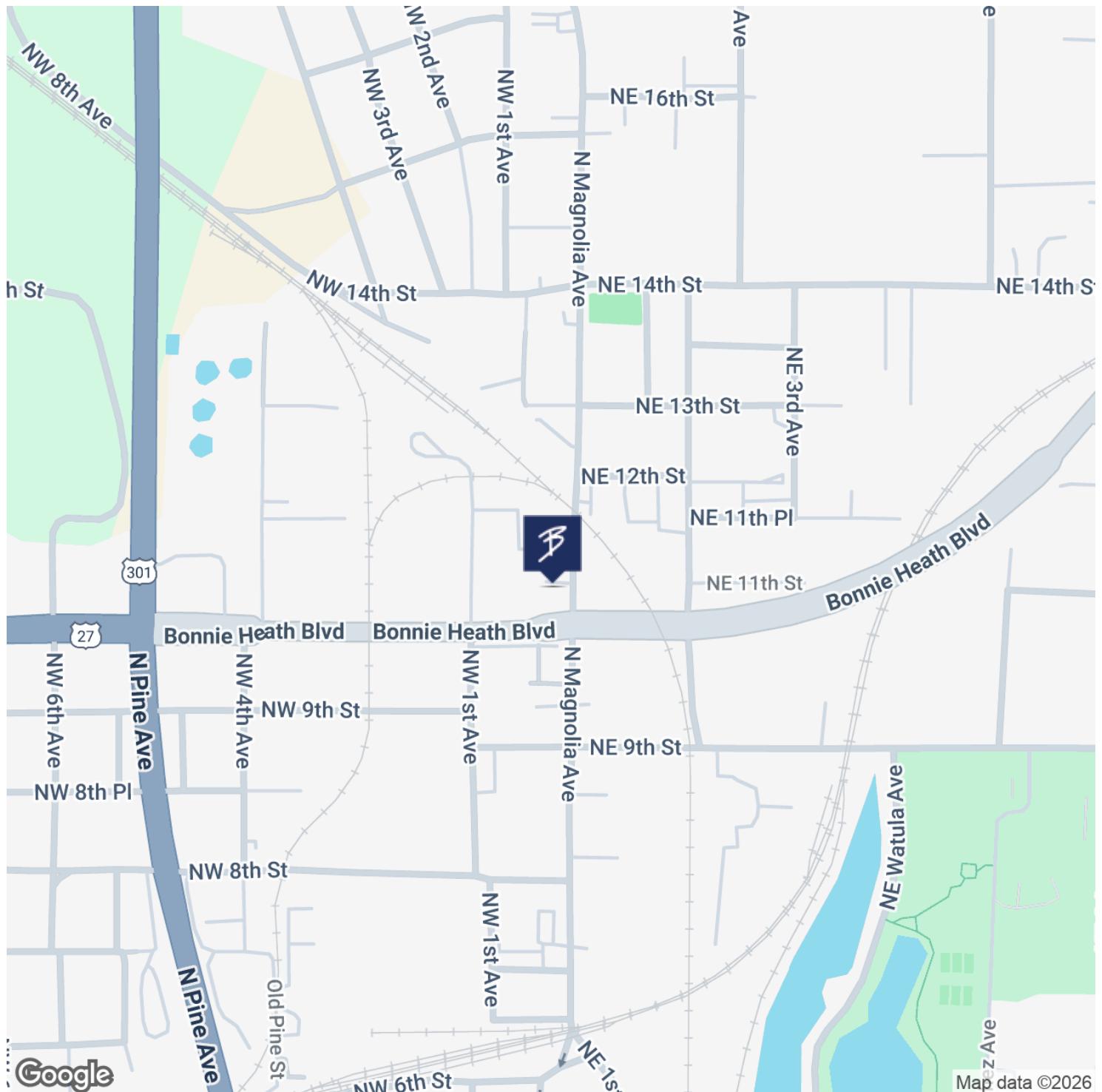
**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | [jkrim@boydrealstategroup.com](mailto:jkrim@boydrealstategroup.com)

# 45,000+ SF M1 ON 5+ ACRES IN OCALA

1120 N MAGNOLIA AVE OCALA, FL 34475

## LOCATION MAP

## INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

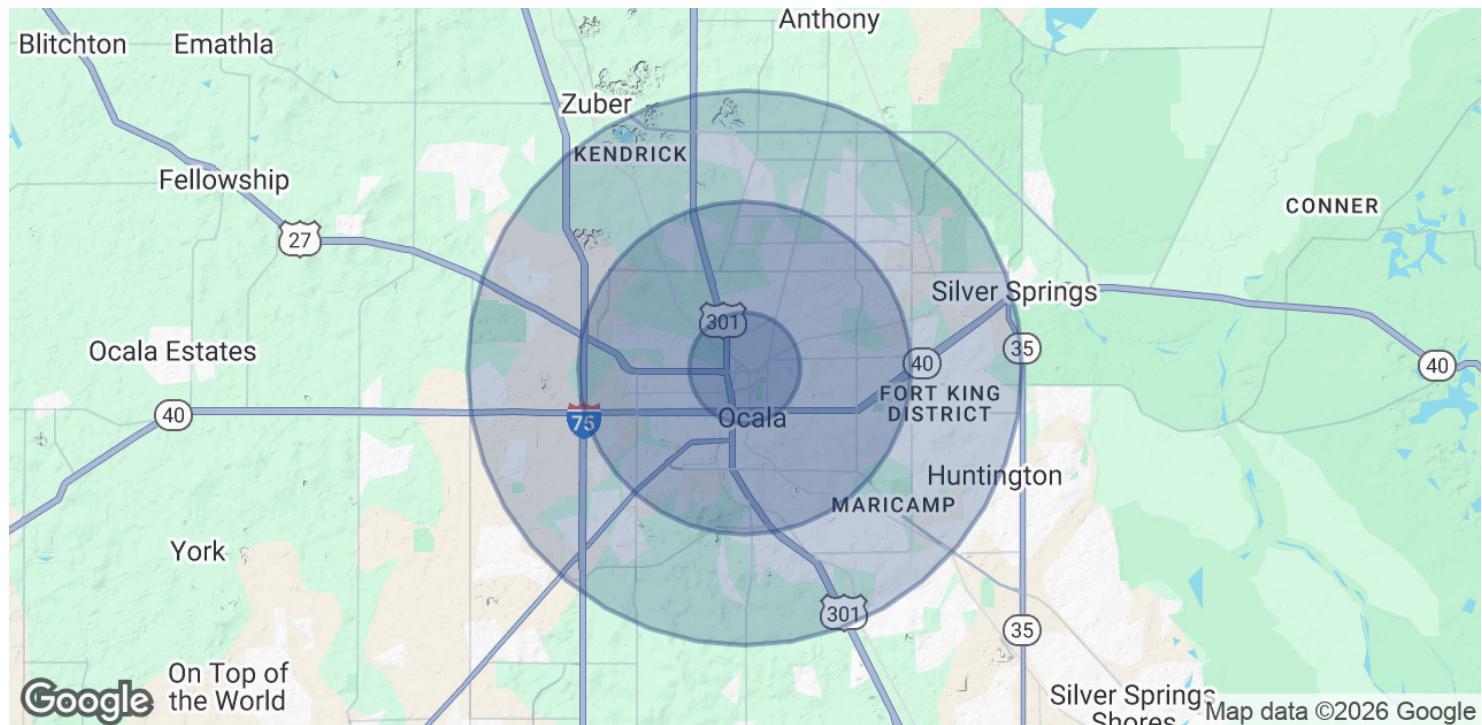
**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | [jkrim@boydrealstategroup.com](mailto:jkrim@boydrealstategroup.com)

# 45,000+ SF M1 ON 5+ ACRES IN OCALA

1120 N MAGNOLIA AVE OCALA, FL 34475

## DEMOGRAPHICS MAP & REPORT

## INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,389	42,489	84,996
Average Age	35.5	38.3	41.1
Average Age (Male)	34.5	35.0	38.3
Average Age (Female)	34.7	40.1	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,148	18,752	38,579
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$35,380	\$50,026	\$59,242
Average House Value	\$96,431	\$123,000	\$140,624

2020 American Community Survey (ACS)

FOR MORE INFORMATION CONTACT:

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

**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | jkrim@boydrealstategroup.com