

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 populations 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:

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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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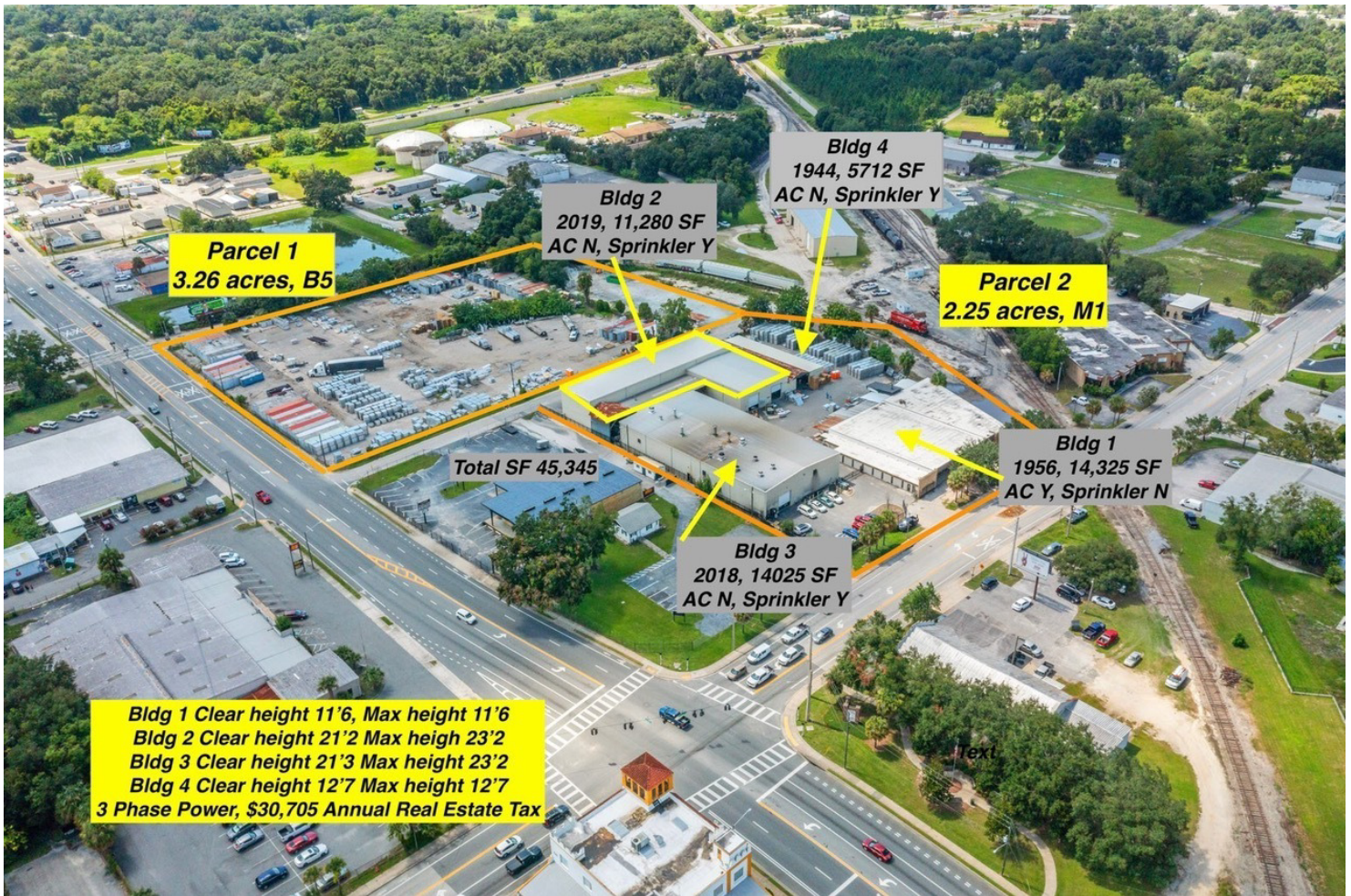


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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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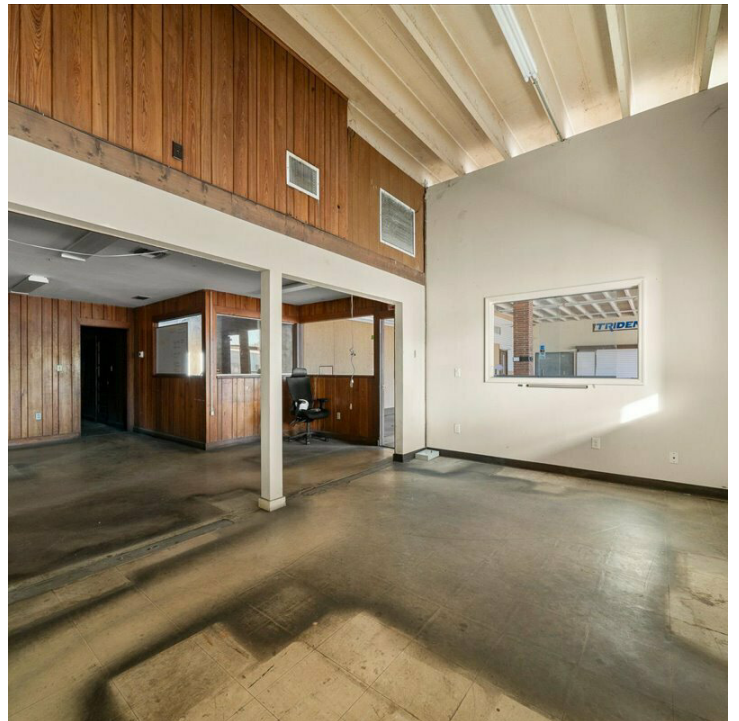
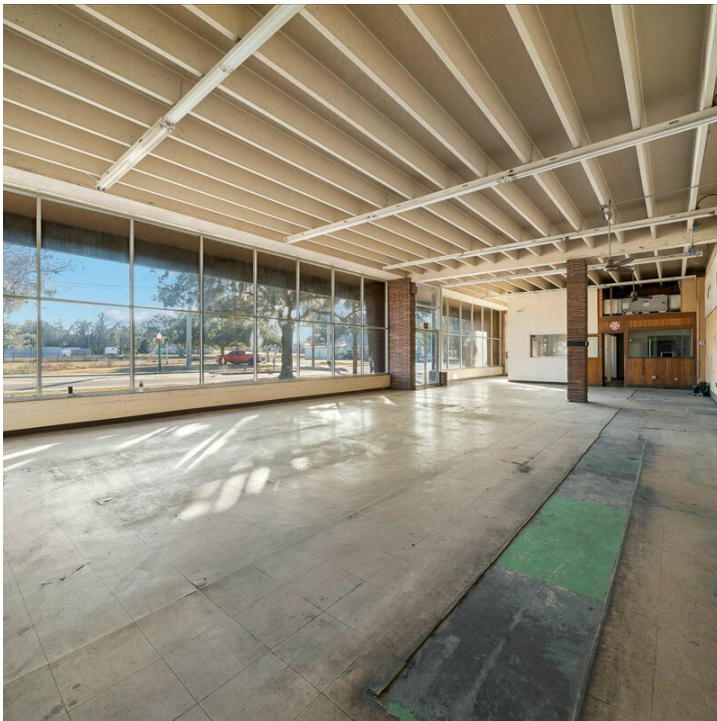
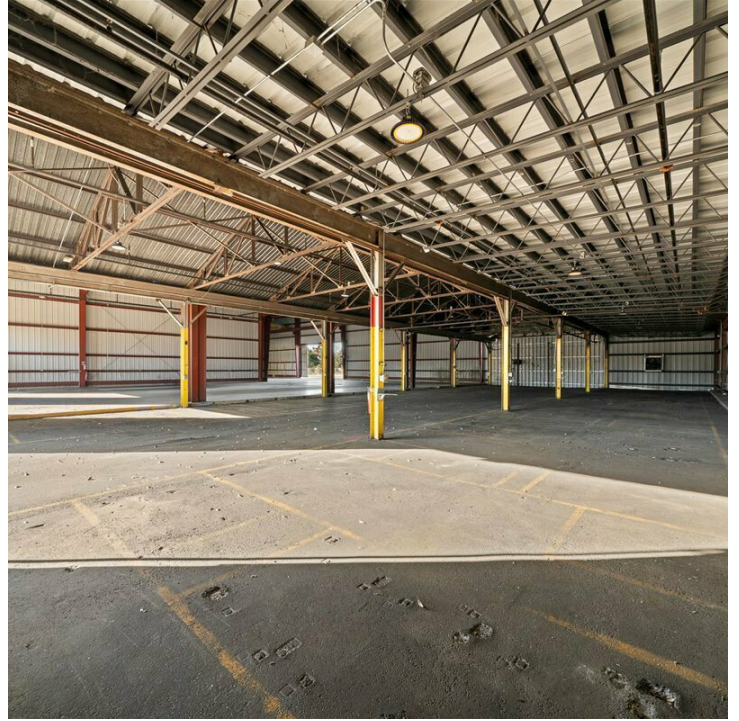


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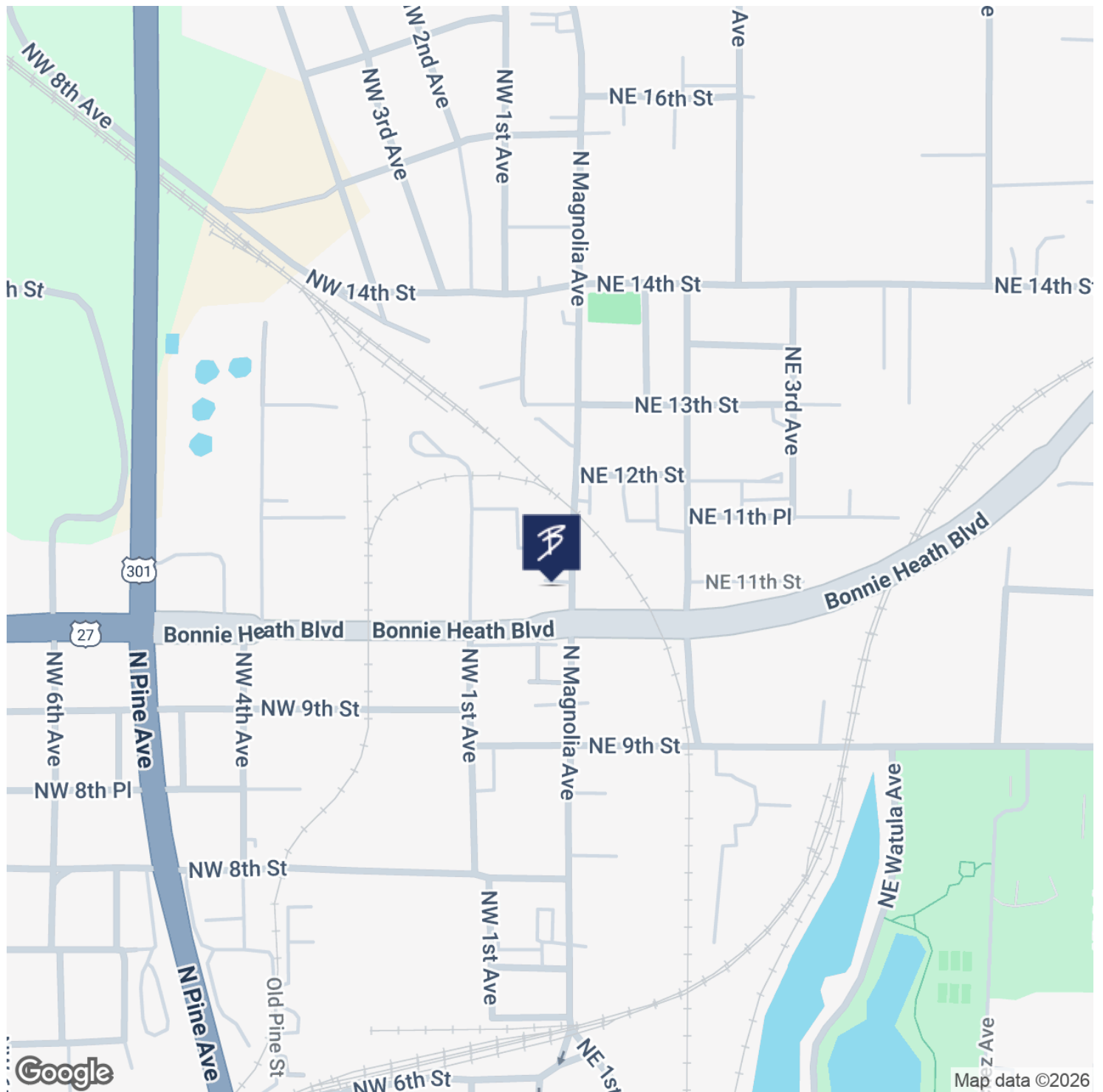
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LOCATION MAP

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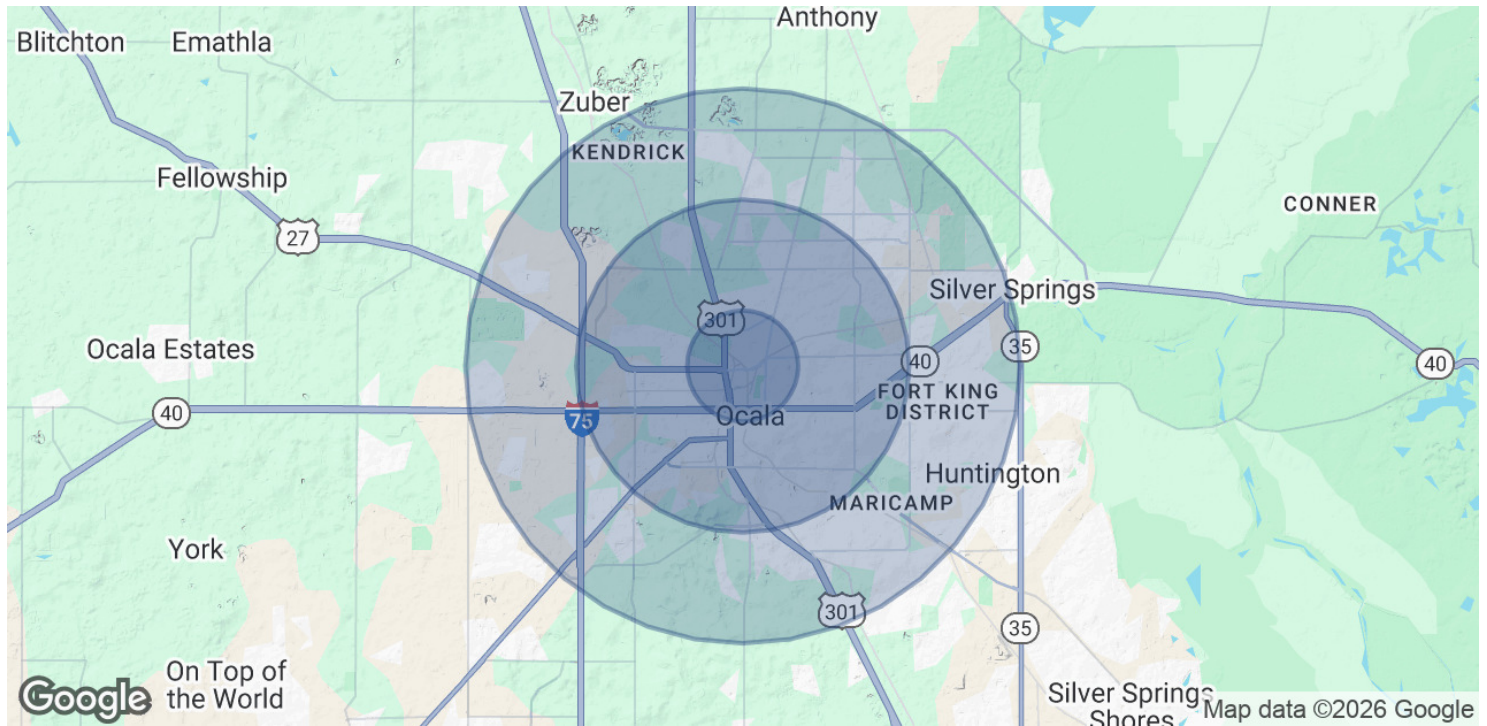


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DEMOGRAPHICS MAP & REPORT

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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)

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