



## BUILDING SPECS

- Seeking Tenant \$8.95 SF NNN
- Total SF 42,930 SF
- Bldg. 1 - 38,930. Bldg. 2 - 4000
- M1 Zoning
- 3.33 Acres

## ABOUT THE PROPERTY

This 38,480 SF flex industrial warehouse presents an outstanding opportunity for businesses in need of a versatile and fully equipped facility. Sitting on 3.33 acres and zoned M-1 (light industrial), the property combines office and warehouse space to accommodate a variety of industrial, distribution, or manufacturing needs. Constructed in 1999 and expanded in 2001, the building offers approximately 2,725 SF of air-conditioned office space, complete with multiple private offices, a break room, and restrooms.

The spacious warehouse is fire-suppressed, powered by 3-phase electric, and outfitted with energy-efficient LED lighting. It provides both grade-level access and a truck well for seamless loading and unloading. With a clear height of 19 feet and 25-foot column spacing, the design supports efficient workflow and maximum storage capacity.

Adding to its functionality, the property also includes a 4,000 SF metal building and additional covered outdoor storage areas, perfect for equipment, materials, or future expansion. The entire site is fully fenced and gated, ensuring enhanced security.



# 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.

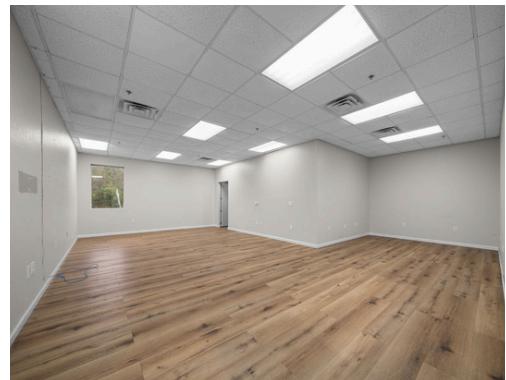
## BUILDING SPECIFICATIONS

- **Building Dimensions:** 427' x 90'
- **Loading:** Front Load
- **Ceiling Height:** 20'
- **Office Space:** 2725 SF
- **Dock High Doors:** 3 Dock High (9' x 10')
- **Drive-in Doors:** 1 Drive-in Door (14' x 16')
- **Column Spacing:** 45' x 25'
- **Outside Storage:** 0.5 Acres
- **Warehouse Lighting:** LED
- **Rail Opportunity**
- **Employee Parking:** 12 Spaces
- **Zoning:** Industrial/M1

## IMPORTANT INFO

- **3 Phase Power**
- **2725 SF AC Office**
- **Clear Height 19 ft, 25 ft Column spacing**
- **Truck Well and Grade Level Loading**
- **Entire Property Fenced and Gated**

**CENTRALIZED OCALA LOCATION  
CLOSE TO ALL MAJOR ROADWAYS**



**CALL TODAY FOR MORE INFORMATION**

**Erin Freel, CCIM**  
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