

SOUTH OCALA WAREHOUSE

4450 S PINE AVE OCALA, FL 34480

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	12,000 SF
Lease Rate:	\$9.50 SF/yr (NNN)
Lot Size:	0.77 Acres
Year Built:	1958
Building Size:	12,000 SF
Zoning:	B-4
Market:	Industrial
Submarket:	Warehouse
Traffic Count Street:	30,000 AADT

PROPERTY OVERVIEW

Position your business on one of Ocala's most highly trafficked corridors with this 12,000 ± SF warehouse/flex property situated on 0.77 acres of B-4 zoned land along Hwy 441/S Pine Ave. Offering exceptional visibility and access, this versatile property spans two parcels and is now available for immediate occupancy. The building is well-equipped for a variety of industrial, distribution, and service users, featuring two dock-high doors at the front, two drive-in bay doors (one front, one side), a functional office component, and a fenced rear yard ideal for outdoor storage, equipment staging, or contractor use. The flexible B-4 zoning allows for a wide range of commercial and light industrial applications, making it attractive for both owner-users and tenants seeking visibility combined with operational efficiency. All window recently replaced and landlord would open to tenant improvement allowances. Located in the heart of Ocala—recently ranked again as the fastest-growing metropolitan area in the United States, and over 300 new residents moving to the area each week —this property benefits from strong economic momentum, expanding population, and increasing demand for commercial services, making it an excellent opportunity for both occupancy and long-term investment. Estimated NNN \$2.05

PROPERTY HIGHLIGHTS

- 12,000 SF B4
- Directly on 441

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 | boydrealestategroup.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.

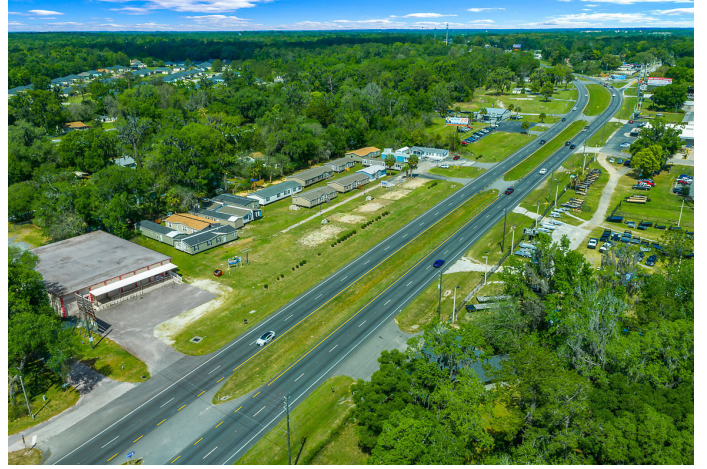


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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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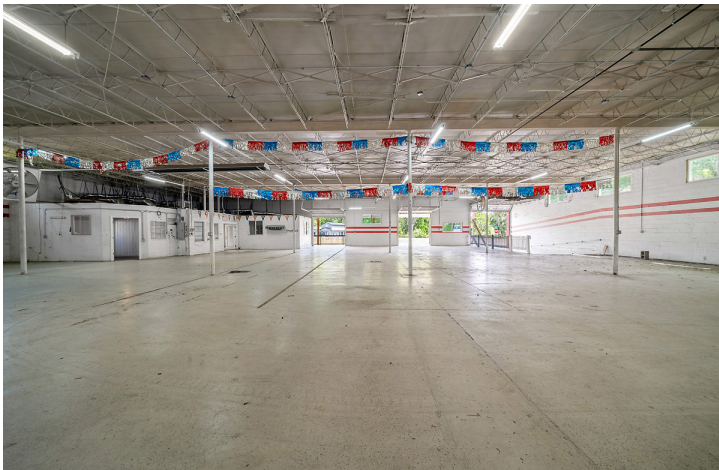


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