

INDUSTRIAL WAREHOUSE FOR LEASE

301 ENTERPRISE ST.
OCOE, FL 34761



±52,820 SF INDUSTRIAL OPPORTUNITY IN OCOE

PROPERTY HIGHLIGHTS

Building Size:	±52,820 SF	Year Built:	1971, 1981 & 1987
Office Size:	±5,293 SF Total (varies by suite)	Availability:	Immediately Bldgs. A & B (±27,502 SF) 1/1/27 Bldgs. C, D & E (±25,318 SF)
Docks:	6 Dock-high doors (front load configuration)	Use:	Warehouse / Distribution
Drive-in Door:	14 Drive-in doors	Land Size:	±4.84 Acres
Parking:	Abundant on-site car parking	Outdoor Storage:	±2 Acres
Clear Height:	Varies		
LEASE RATE:	Contact broker for pricing	OPEX:	\$17,772.48/Month

CONTACT US:

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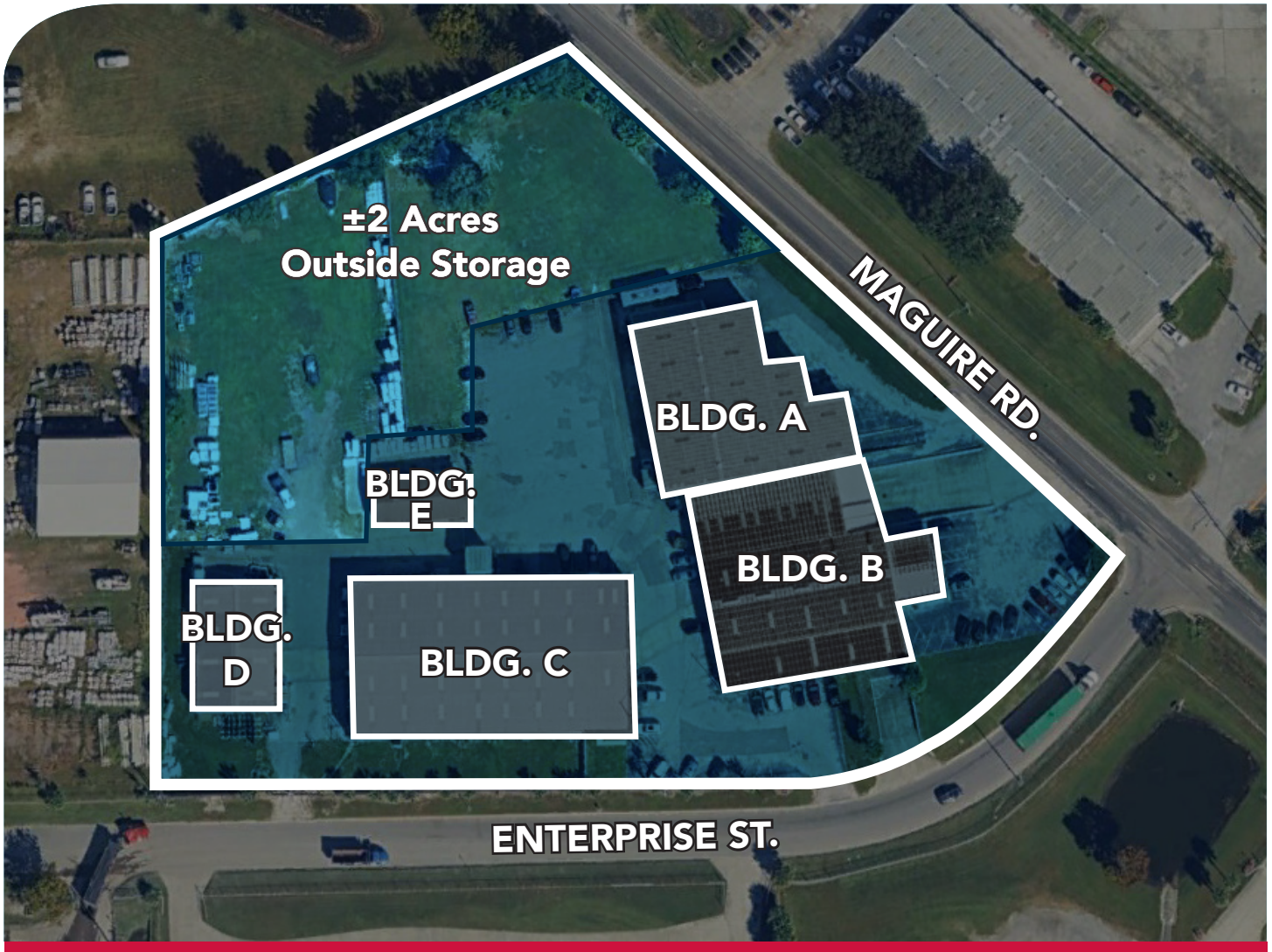
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OVERVIEW



Bldg.	Total SF	Warehouse SF	Office SF	Available Date
A	11,345 SF	10,706 SF	639 SF	Immediately
B	16,157 SF	14,404 SF	1,753 SF	Immediately
C	18,374 SF	15,887 SF	1,995 SF	1/1/27
D	5,472 SF	3,094 SF	906 SF	1/1/27
E	1,472 SF	N/A	N/A	1/1/27
Total SF	52,820 SF	44,091 SF	5,293 SF	

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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AERIAL OVERVIEW

Road Name	Distance	Drive Time
Hwy. 429 (Western Beltway)	2.5 Miles	5-7 Mins.
Hwy. 50 (W. Colonial Dr.)	1.0 Mile	3-5 Mins.
Florida Turnpike	6.0 Miles	10-15 Mins.



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PROPERTY PHOTOS | BLDG. A | 11,345 SF | AVAILABLE IMMEDIATELY



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PROPERTY PHOTOS | BLDG. B | 16,157 SF | AVAILABLE IMMEDIATELY



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PROPERTY PHOTOS | BLDG. C | 18,374 SF | AVAILABLE JANUARY 1, 2027



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PROPERTY PHOTOS | BLDG. D | 5,472 SF | AVAILABLE JANUARY 1, 2027



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