

2.37 ACRES FOR LEASE: B4 WITH 441 FRONTAGE

7425 N US HIGHWAY 441 OCALA, FL 34475

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate: \$5,925 per month (NN)

Lot Size: 2.37 Acres

Year Built: 1990

Building Size: 2,706 SF

Zoning: B-4

Traffic Count Street: 34,000

PROPERTY OVERVIEW

Excellent opportunity to lease 2.37 combined acres with prominent frontage along N. US Highway 441 in Ocala. The offering consists of two B-4 zoned parcels being leased together for \$5,925 per month.

The property is located directly in front of the recently purchased Club at Iron Lake, providing excellent visibility and positioning along the busy Hwy 441 corridor. The two parcels are separated by the NW 74th Place entrance from Highway 441, providing convenient access to the property.

The site is scheduled to be cleared beginning November 1, creating a flexible opportunity for a new tenant to establish operations. An existing mobile home may be utilized as a temporary office or removed depending on the tenant's needs.

B-4 zoning provides flexibility for a wide variety of commercial uses, including retail and service businesses, automotive and large-item sales, offices and professional uses, restaurants and hospitality, warehousing and distribution, and certain contractor or outdoor yard uses. Some uses may require additional approvals or a Special Use Permit.

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.



2.37 ACRES FOR LEASE: B4 WITH 441 FRONTAGE

7425 N US HIGHWAY 441 OCALA, FL 34475

PROPERTY DESCRIPTION

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Excellent opportunity to lease 2.37 combined acres with prominent frontage along N. US Highway 441 in Ocala. The offering consists of two B-4 zoned parcels being leased together for \$5,925 per month.

The property is located directly in front of the recently purchased Club at Iron Lake, providing excellent visibility and positioning along the busy Hwy 441 corridor. The two parcels are separated by the NW 74th Place entrance from Highway 441, providing convenient access to the property.

The site is scheduled to be cleared beginning November 1, creating a flexible opportunity for a new tenant to establish operations. An existing mobile home may be utilized as a temporary office or removed depending on the tenant's needs.

B-4 zoning provides flexibility for a wide variety of commercial uses, including retail and service businesses, automotive and large-item sales, offices and professional uses, restaurants and hospitality, warehousing and distribution, and certain contractor or outdoor yard uses. Some uses may require additional approvals or a Special Use Permit.

Property Addresses:

1475 NW 74th Place, Ocala, FL

7425 N US Hwy 441, Ocala, FL

A versatile commercial site with excellent highway exposure, flexible zoning, and ample acreage for businesses needing a combination of visibility, accessibility, and outdoor space.

PROPERTY HIGHLIGHTS

- **2.37± acres total**
- **\$5,925/month**
- **B-4 zoning**
- Excellent **N. US Hwy 441 frontage and visibility**
- Two parcels leased together
- Site clearing scheduled to begin **November 1**
- Existing mobile home can potentially serve as a temporary office or be removed
- Flexible commercial zoning suitable for a variety of business uses
- Convenient access from Hwy 441 via NW 74th Place

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



2.37 ACRES FOR LEASE: B4 WITH 441 FRONTAGE

7425 N US HIGHWAY 441 OCALA, FL 34475

ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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



OCALA METRO

STATS



POPULATION

409,959

269+ NET GAIN EACH WEEK



GROWTH

2010-2020 POPULATION
GROWTH AT

38%



AFFORDABILITY

FL #1 RANKED

MOST AFFORDABLE METRO



TRAFFIC

7,500 - 120,000

CARS PER DAY ON I-75



ACCESS

ACCESS TO 4 OF
FLORIDA'S 6 MAJOR
ARTERIES



MOVING IN

315 NEW RESIDENTS
PER WEEK MOVE TO
OCALA



TOP RANKED

US CENSUS BUREAU
HAS ONCE AGAIN
NAMED THE OCALA
METRO AS AMERICA'S
FASTEST GROWING
AREA.



INCENTIVES

FULFILLMENT & OR DATA
CENTER, MANUFACTURING

MEET THE TEAM

COMMERCIAL REAL ESTATE EXPERTS



ERIN FREEL, CCIM

BROKER ASSOCIATE



AWARD WINNING REALTOR



PUBLISHED AUTHOR



IRONMAN FINISHER



CCIM DESIGNATION



\$25 + MILLION IN SALES
AND LEASING ANNUALLY

WHAT IS A CCIM?

Fewer than 10% of commercial real estate professionals earn the ccim designation.

CCIM designees complete rigorous education in financial analysis, market analysis, investment strategy, and negotiation.

JOEL BOCKORAS

COMMERCIAL SALES & LEASING



INDUSTRIAL, RETAIL AND MEDICAL EXPERTISE



CENTRAL FLORIDA NATIVE



CLIENT FOCUSED ADVISOR



20 + YEARS MARKETING STRATEGIST



ERIN FREEL, CCIM
813-478-1735
ERIN@ERINFREEL.COM



Ocala/Marion County - A Great Place to Live and Work

Ocala is one of the fastest growing areas not only within Florida but within the Country. **The Ocala Metro had the 2nd highest increase in home sales in Florida in the first half of 2024. (Florida Realtors July 2024)**

Over the past four years, Ocala has consistently ranked at or near the top as one of America's fastest-growing metros, gaining strength in livability, affordability, and economic performance. Its growth has been fueled by a strong job market—especially in manufacturing and healthcare—plus major investments like the World Equestrian Center and improved internet infrastructure.

TIME Magazine featured the World Equestrian Center in Ocala as one of the “World’s Greatest Places”

2023: Maintained top position in growth rankings via U-Haul and Census Bureau, with 3%+ population gain.

2024: Ranked #2 city people are moving to by PODS and U-Haul.

2025: Returned to #1 position for fastest-growing smaller metro, per U-Haul data.

265 people a week move to the Ocala Metro



- **Best Places to Live – U.S. News & World Report**

#1 Fastest Growing Metro (2024 & 2025)

March 2025 - According the US Census Bureau, the Ocala Metro area is the fastest growing, averaging 4% increase year over year.

The Ocala Metro ranked #4 in Annual Wage Growth and #25 in 5-year Wage Growth

The Ocala Metro's annual Area Median Income increased 32. 6% from 2021-2024

Top 20 US Metro for Dist./Logistics

- #17 Overall
- Only Florida Metro on list
- #1 Best Cost of Labor Support

Commercial Development

FROM CONCEPT TO COMPLETION

Commercial real estate development involves participation from a wide variety of professionals, including: architects, civil engineers, site planners, attorneys, environmental consultants, surveyors, title companies, lenders and general contractors among a variety of others. Boyd knows how to bring that team together.

We take a future vision and turn it into real property. The process is intricate and sometimes cumbersome but wildly rewarding for the owner and for our team when it comes to fruition.



- Planning & Zoning
- Engineering
- Developers Agreement w/Municipality

- Architecture & Design
- Infrastructure
- Site Configuration & Preparation



The Boyd Group has developed over 20 million square feet of office, retail, industrial and multifamily properties.

The Boyd Group is dedicated to building custom spaces that meet the specific needs of our clients. From site selection to completion, we work closely with our clients to create a build-to-suit development that is both functional and aesthetically pleasing. We understand that every project is different, and we are committed to providing our clients with the customized solutions they need to succeed.