

# B5 OUTDOOR STORAGE COMPLEX WITH WAREHOUSE/FLEX

11580 SE US HIGHWAY 441 BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| Available SF:         | 3,600 SF         |
| Lease Rate:           | \$10 SF/yr (NNN) |
| Lot Size:             | 23.0 Acres       |
| Year Built:           | 1996             |
| Building Size:        | 3,600 SF         |
| Zoning:               | B-5              |
| Traffic Count Street: | 15,000 AADT      |

## PROPERTY OVERVIEW

Does your business need outdoor storage? Look no further. Lease secured B5 zoned space in the heart of Marion County, uniquely positioned between two major growth hubs of Ocala and The Villages, in Belleview, Florida.

Various outdoor lot sizes available immediately along with small warehouse/flex space. Currently one of two 3,600 SF warehouses is available with more coming on line soon ranging from 4,200 SF - 8,000 SF.

The property is being developed to accommodate businesses that need the increasingly difficult-to-find combination of warehouse space and substantial outdoor storage/yard area. The conceptual plan provides approximately 12 acres of dedicated outdoor storage, allowing flexibility for tenants requiring space for equipment, vehicles, trailers, materials, inventory, or other permitted outdoor storage uses.

Immediate occupancy available for outdoor storage and 3600 flex/warehouse.

Lease Rate: \$10.00/SF for warehouse space

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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## PROPERTY DESCRIPTION

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Industrial Outdoor Storage (IOS): \$2,500/acre/month  
With B-5 zoning, significant IOS capacity, existing warehouse space, and the ability to deliver additional warehouse facilities to tenant specifications, this property offers exceptional flexibility for contractors, construction-related businesses, equipment companies, fleet operators, service businesses, distribution users, and other industrial tenants requiring both enclosed and outdoor operational space.

Conveniently positioned near US Highway 441, US 301, Baseline Road and the Belleview/Ocala market, the property provides excellent access for businesses serving Marion County and the surrounding Central Florida region.

### HIGHLIGHTS

**23± total acres**

**B-5 zoning**

**Multi-tenant industrial / IOS complex**

**12± acres planned for outdoor storage**

**Outdoor storage areas from approximately 1.45 to 5.47 acres**

**3,600± SF existing warehouse currently available**

**33,400± SF of proposed additional warehouse space**

**Proposed warehouse buildings from approximately 4,700–8,000 SF**

**Build-to-suit / build-to-spec opportunities available**

**Flexible warehouse and yard configurations**

**Warehouse: \$10.00/SF**

**IOS: \$2,500/acre/month**

**Direct access to US 441, and the greater /Ocala/Villages market**

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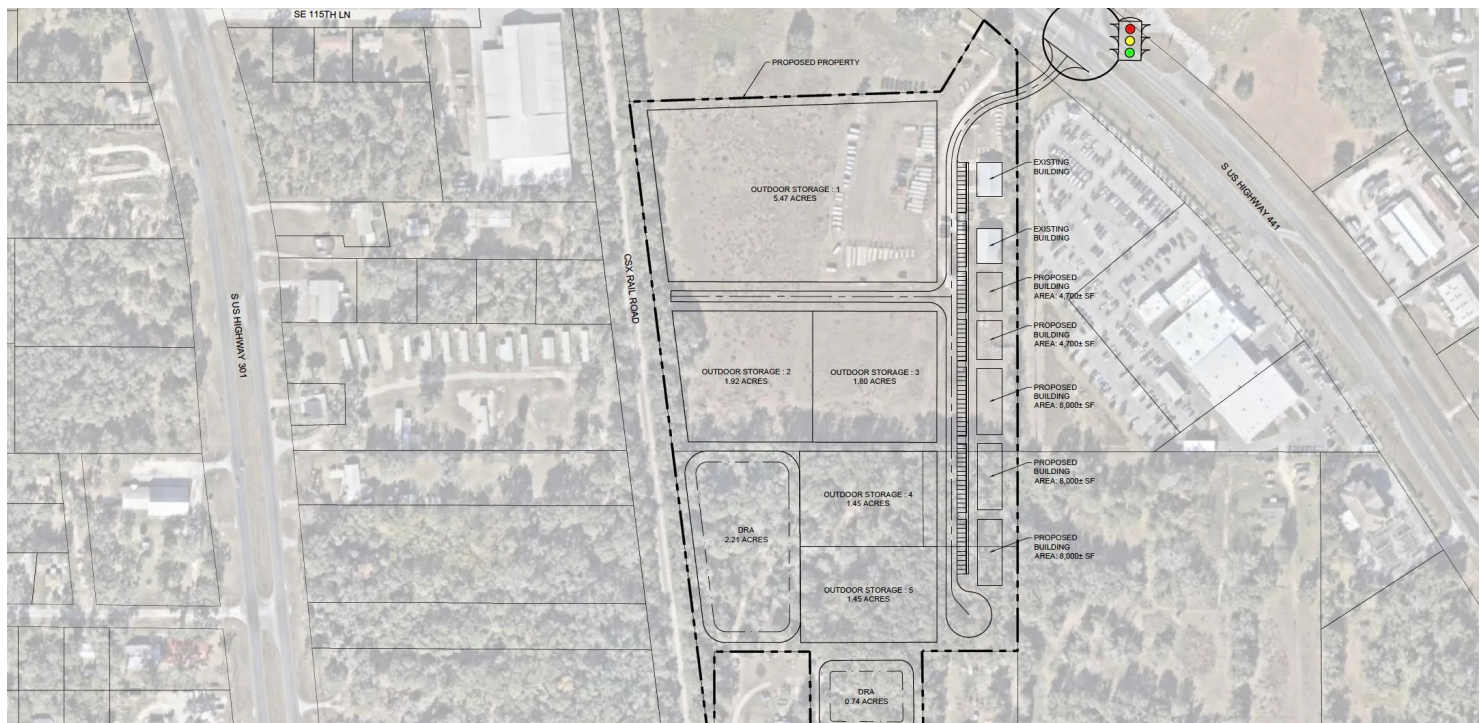


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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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# 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



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# 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 to 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