M2 ON JACKSONVILLE ROAD

1904 NE JACKSONVILLE RD OCALA, FL 34470

EXECUTIVE SUMMARY | INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	8,550 SF
Lease Rate:	$10 SF/yr (NN)
Lot Size:	3.74 Acres
Year Built:	1965
Building Size:	8,550 SF
Zoning:	M2
Market:	Industrial/Warehouse

PROPERTY OVERVIEW

Highly desirable M2 industrial space, 8,550 SF warehouse with high visibility on Jacksonville Road. Warehouse has multiple offices with lobby, parts supply room, bathroom and break room. Large lay down yard on 3.48 acres in Ocala. The property is fully fenced and gated, with three gate entrances on two access roads. Includes 2 grade-level doors and one mobile loading dock (up to 22,0000 lb capacity) that is 35 ft long, 6.5 ft wide with adjustable height. The north side door is 10' tall x 12' wide. The west side is 12' high x 13' wide. Power is 3-Phase. New roof in November 2023. Lease rate is calculated at $10 SF for the 8550 warehouse ($7125/month) and an additional $3000/month for the yard. Must lease both the warehouse and the yard together. Monthly Base rent equals $10,125 plus NNN charges of $2/SF

PROPERTY HIGHLIGHTS

- Highly Desirable M2
- 3 Acres of Lay-down Yard
- 8,550 SF Warehouse/Office
- Fully Fenced with 3 Gated Entrances
- 3-Phase Power

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.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.

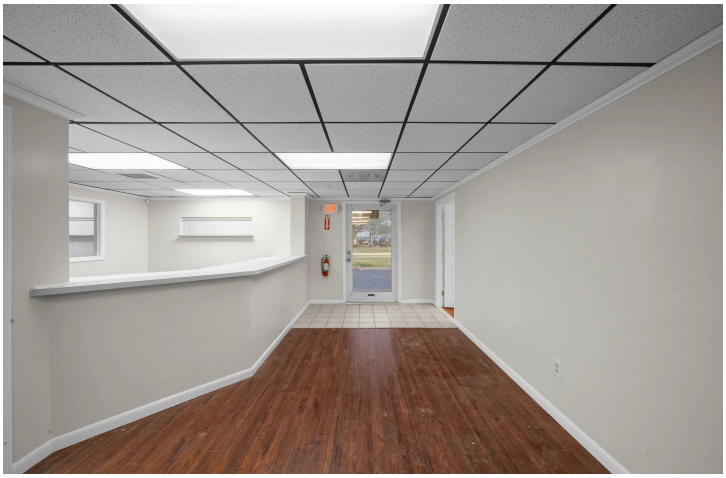
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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE









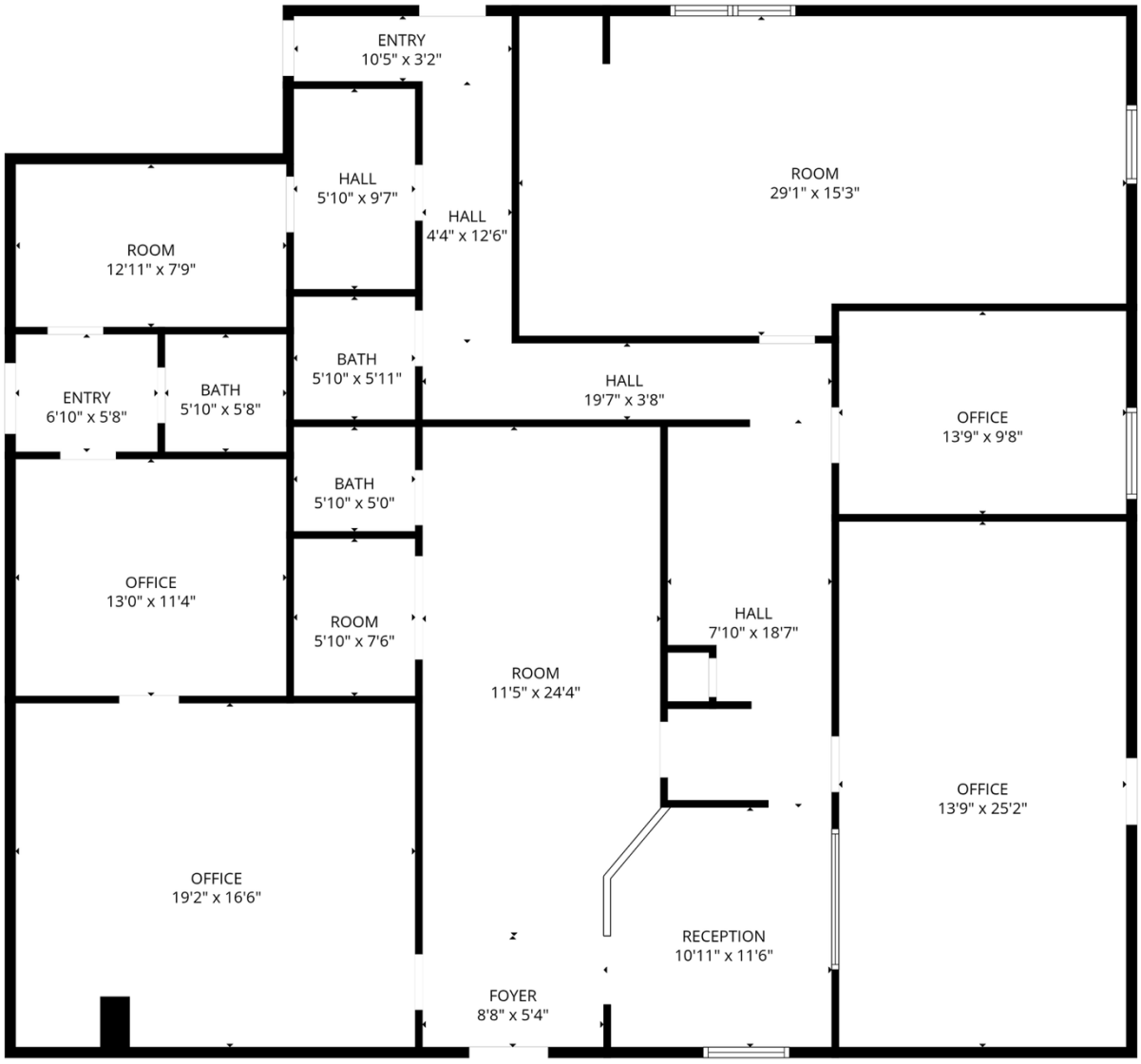




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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com


ENTRY
10'5" x 3'2"
HALL
5'10" x 9'7"
HALL
4'4" x 12'6"
ROOM
29'1" x 15'3"
ROOM
12'11" x 7'9"
BATH
5'10" x 5'11"
HALL
19'7" x 3'8"
OFFICE
13'9" x 9'8"
ENTRY
6'10" x 5'8"
BATH
5'10" x 5'8"
BATH
5'10" x 5'0"
OFFICE
13'0" x 11'4"
ROOM
5'10" x 7'6"
HALL
7'10" x 18'7"
ROOM
11'5" x 24'4"
OFFICE
13'9" x 25'2"
OFFICE
19'2" x 16'6"
RECEPTION
10'11" x 11'6"
FOYER
8'8" x 5'4"