

INDUSTRIAL PROPERTY FOR SALE



Property Description

Excellent location with I-75 exposure. Zoned M-1 for light manufacturing, property has easy access to I-75 corridors located North and South bound. There is 60,556sf of usable warehouse space that has 22 ground level roll-up doors and 8 dock high. Warehouse equipped with fire suppression system, ingress / egress of 44th Ave, main driveway has gated entrance, property is fully fenced.

Property Highlights

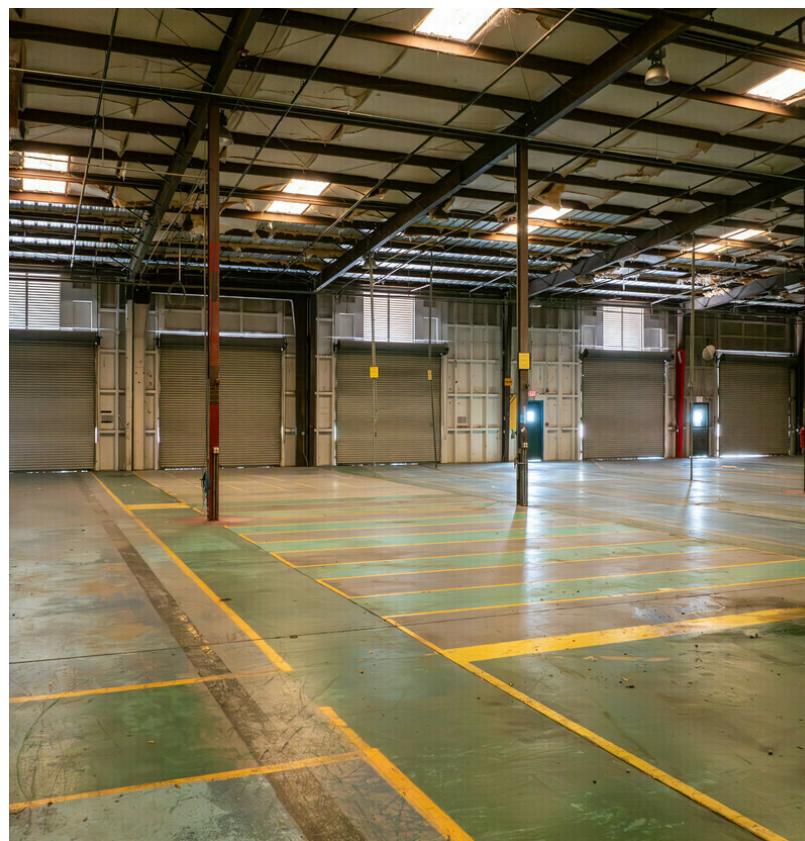
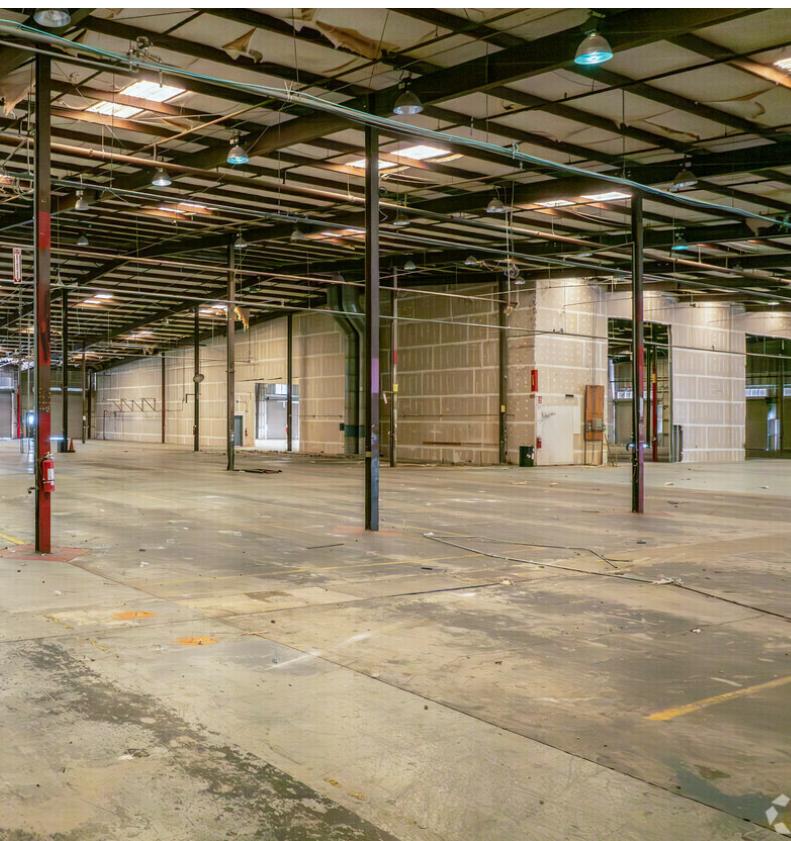
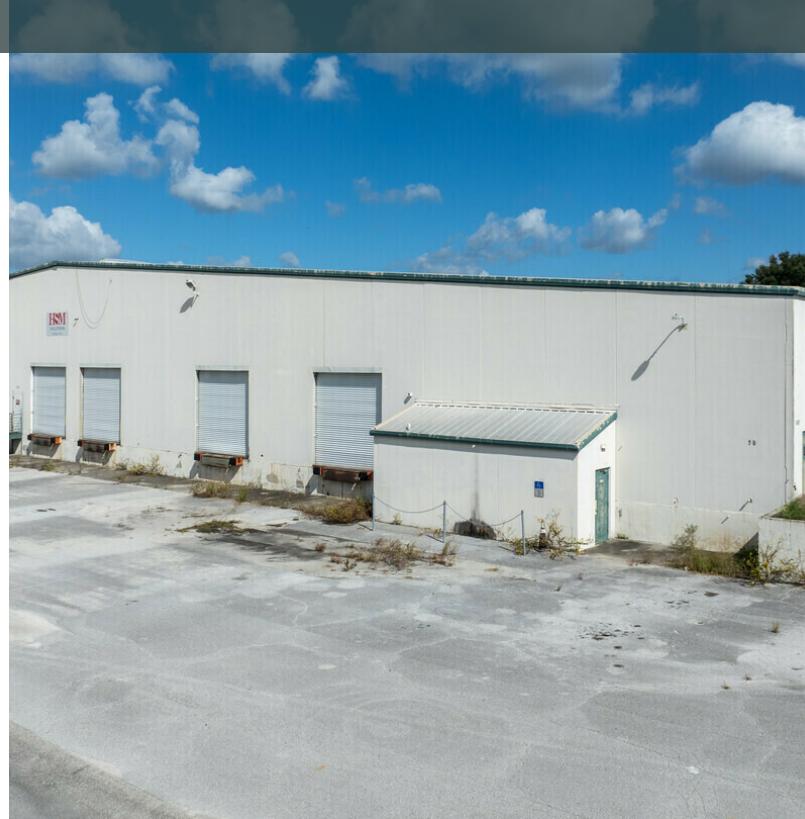
- 60,556SF Warehouse w/ 28ft Ceilings
- Easy Access to I-75
- Fire Suppression

OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	11.73 Acres
Building Size:	60,876 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	104	490
Total Population	57	207	1,059
Average HH Income	\$100,219	\$99,259	\$95,067

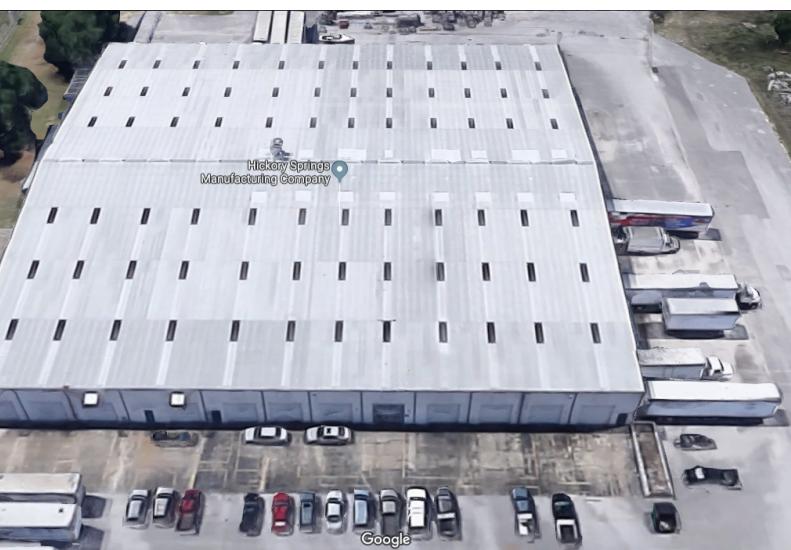
INDUSTRIAL PROPERTY FOR SALE



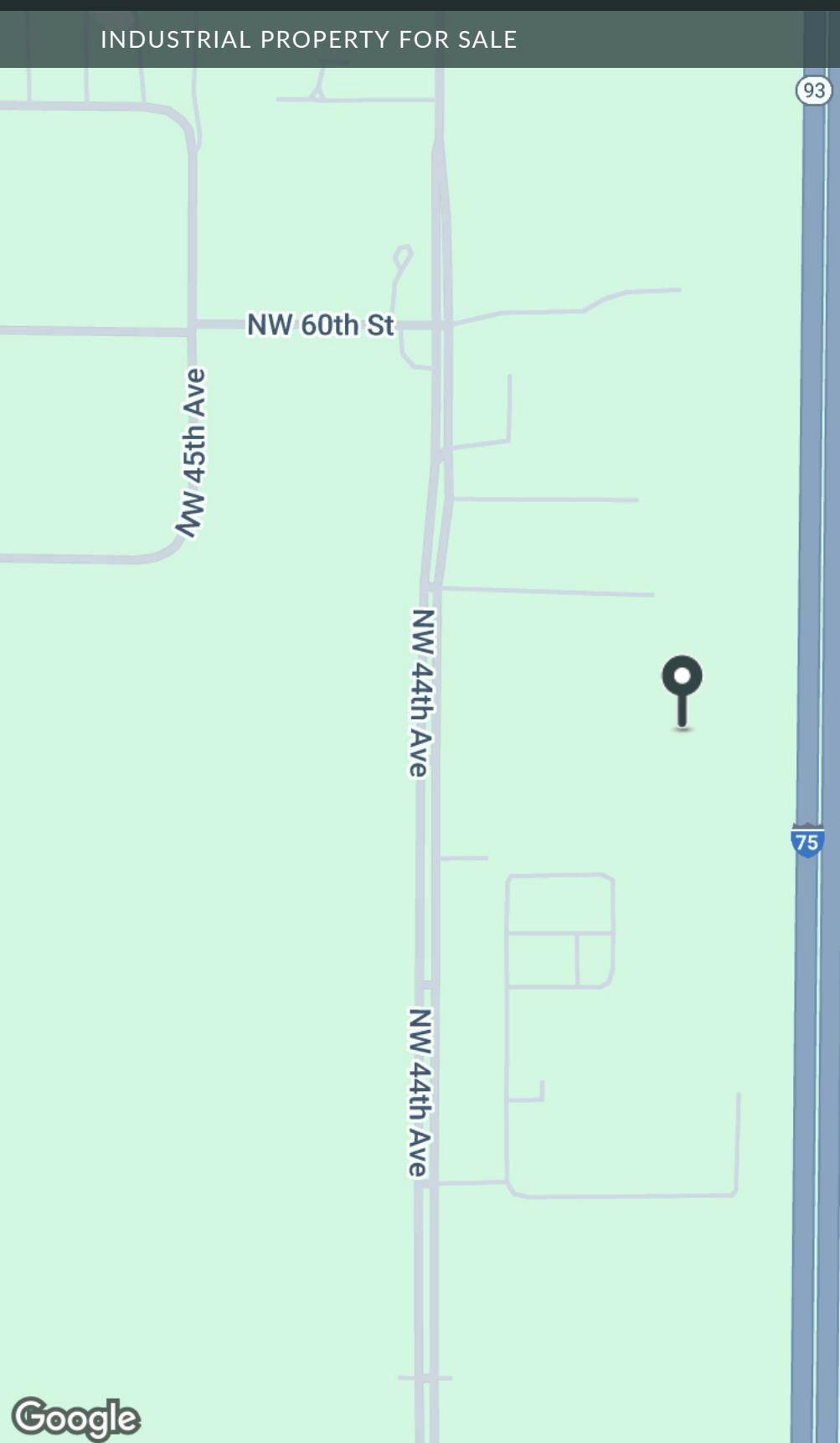
THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenborg.com

1910 SW 18th Court
Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenborg
RE/MAX
COMMERCIAL



INDUSTRIAL PROPERTY FOR SALE



Google

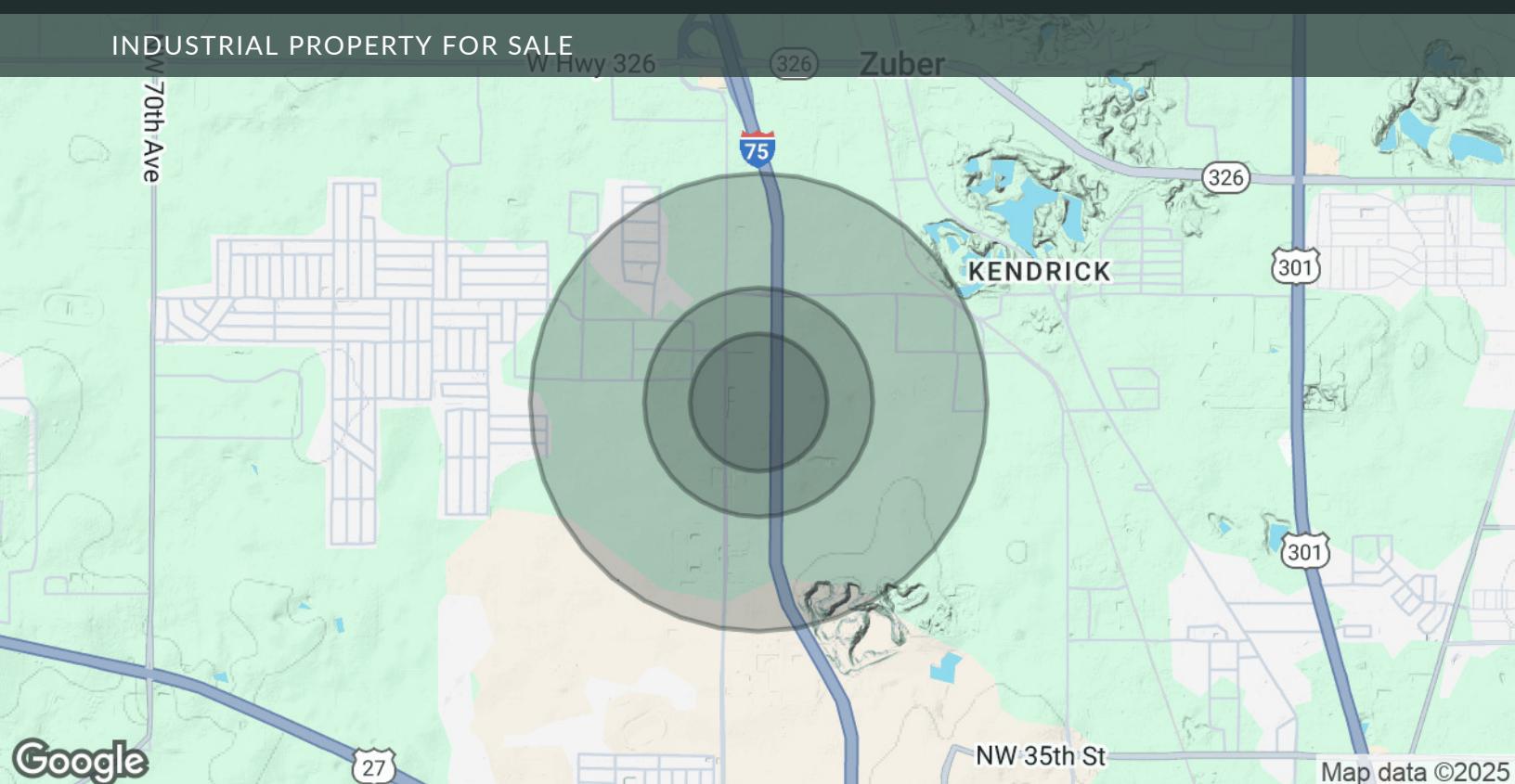
Map data ©2025

THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenborg.com

1910 SW 18th Court
Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenborg
RE/MAX
COMMERCIAL

INDUSTRIAL PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	207	1,059
Average Age	59	57	51
Average Age (Male)	59	56	50
Average Age (Female)	60	57	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	104	490
# of Persons per HH	2	2	2.2
Average HH Income	\$100,219	\$99,259	\$95,067
Average House Value	\$276,362	\$267,823	\$251,615

Demographics data derived from AlphaMap

INDUSTRIAL PROPERTY FOR SALE

Sale Price	\$8,000,000
------------	-------------

LOCATION INFORMATION

Building Name	I-75 Warehouse 44th Ave
Street Address	5407 NW 44th Ave All Units
City, State, Zip	Ocala, FL 34482
County	Marion
Market	Inside Metro Radius
Township	14
Range	21
Section	27
Road Type	Paved
Nearest Highway	I-75
Nearest Airport	Ocala International Airport

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1
Lot Size	11.73 Acres
APN #	18588-002-01
Lot Depth	10,000 ft
Traffic Count	80500
Traffic Count Street	I-75

PARKING & TRANSPORTATION

Parking Type	Surface
--------------	---------

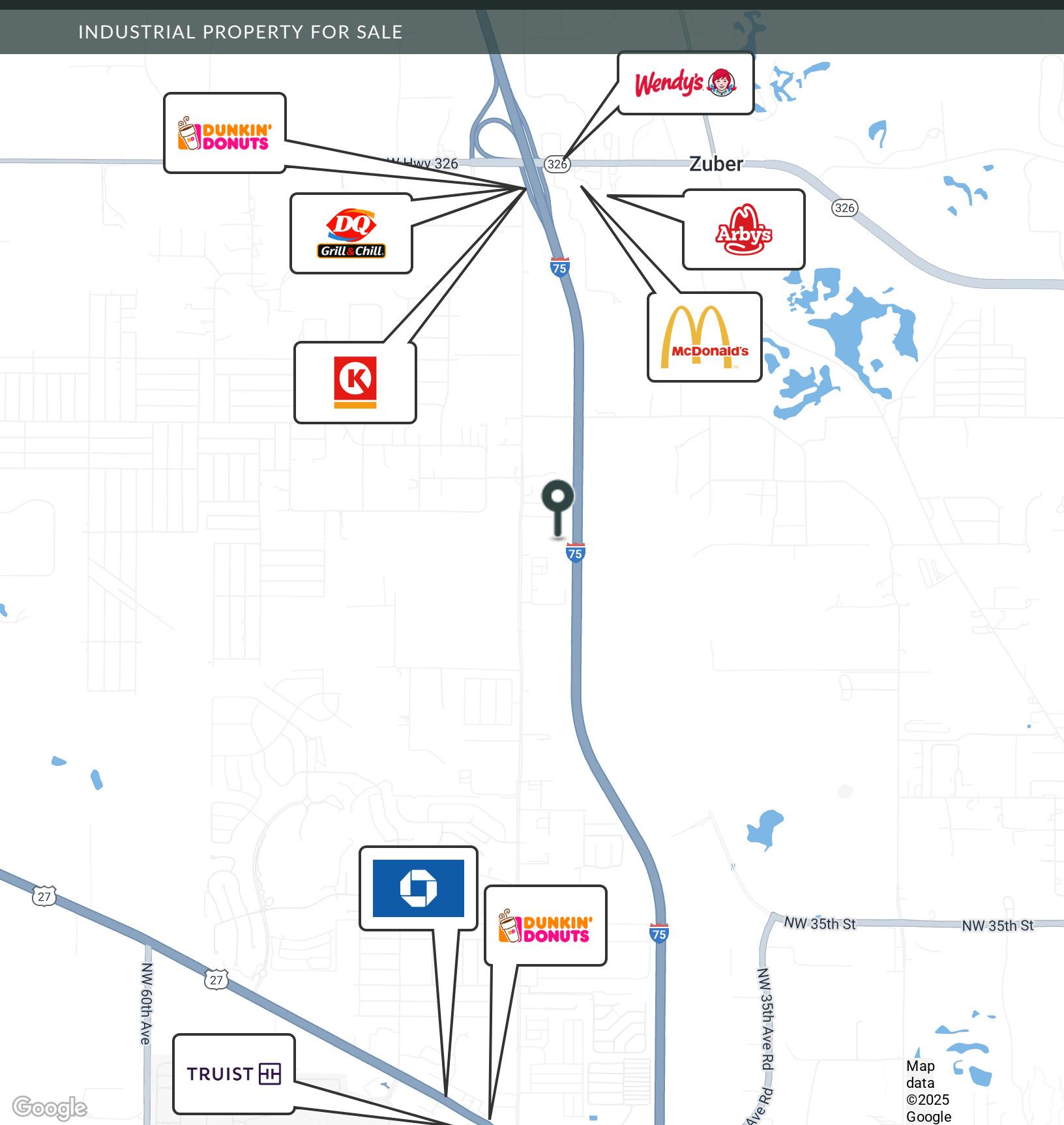
UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	2

BUILDING INFORMATION

Building Size	60,876 SF
Tenancy	Single
Number of Floors	1
Year Built	1987
Warehouse %	98.0%
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Ceilings	28ft

INDUSTRIAL PROPERTY FOR SALE



INDUSTRIAL PROPERTY FOR SALE



Thomas Oldenborg

Commercial Real Estate Broker

Direct: 845.416.0732

thomas@thomasoldenborg.com

FL #SL3383087