

40,000+ SF M1 FOR SALE IN OCALA

1056 NE 16TH ST, OCALA, FL 34474

EXECUTIVE SUMMARY

OFFICE BUILDING FOR SALE



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$4,200,000 |
| Available SF: | 42,480 SF |
| Lot Size: | 3.55 Acres |
| Year Built: | 1999 |
| Building Size: | 42,480 SF |
| Zoning: | M-1 |
| Price / SF: | \$98.87 |

PROPERTY OVERVIEW

The warehouse is equipped with a robust 3-phase power supply, a fire suppression system, and vibrant LED lighting throughout. Shipping and receiving are effortless, thanks to both grade-level loading and a truck well, which streamlines operations. With a 19-foot clear height and wide column spacing of 25 feet by 45 feet, the space accommodates high-density storage and an organized workflow. Loading access features three dock-high doors, each measuring 9 feet by 10 feet, and one drive-in door measuring 14 feet by 16 feet. A 2,725-square-foot, air-conditioned office space is outfitted with private offices, a break room, and restrooms, making it ideal for administrative work.

A detached 4,000-square-foot metal building and several covered outdoor storage areas add flexibility for equipment, materials, or future expansion. The property is fully fenced and gated for security, featuring a large paved yard that provides smooth truck access, trailer parking, and outdoor staging. Potential rail access is also available, which could lower transportation costs and improve logistics.

PROPERTY HIGHLIGHTS

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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

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LARGE M1 PROPERTY FOR LEASE

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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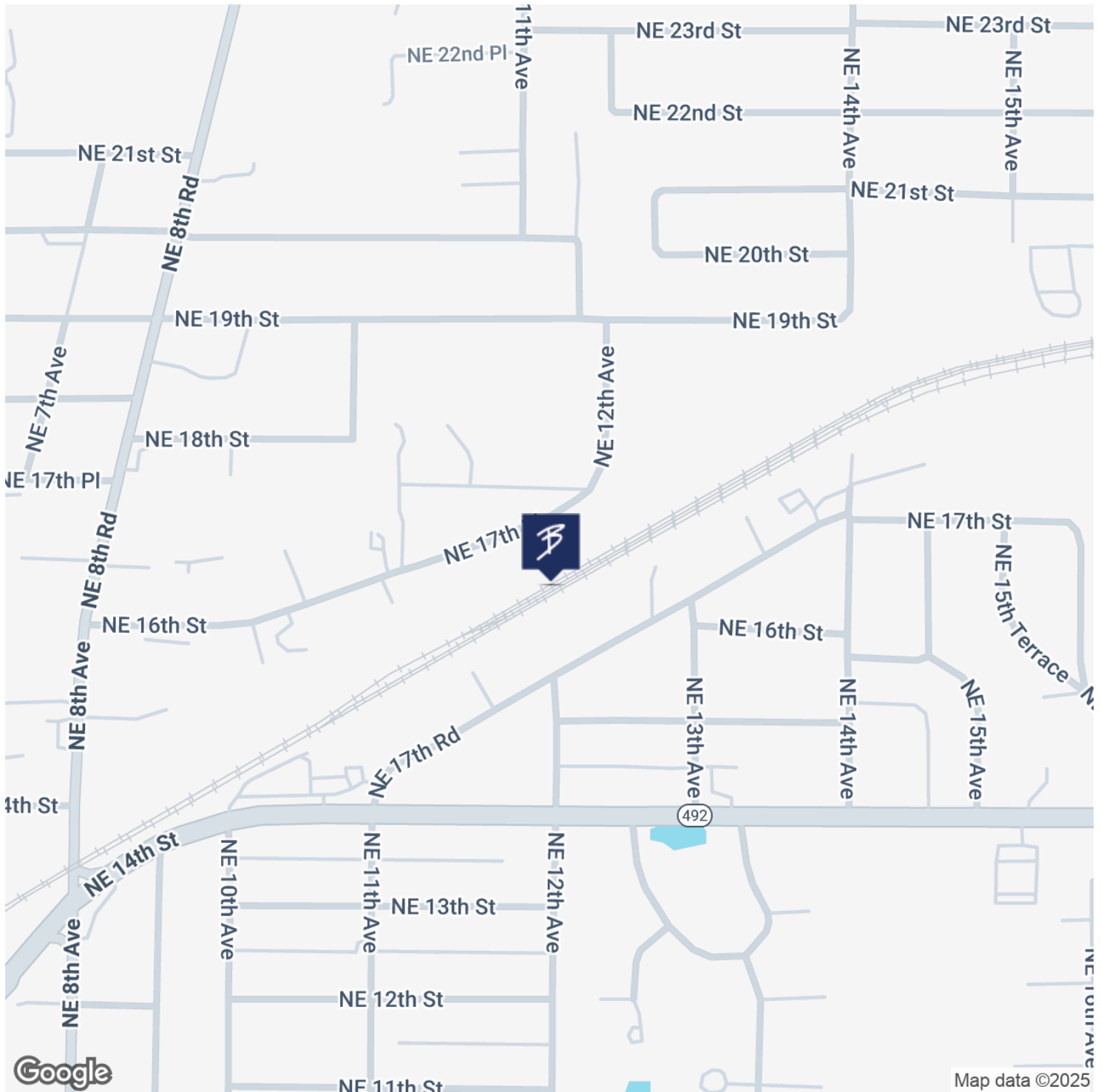
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LOCATION MAP

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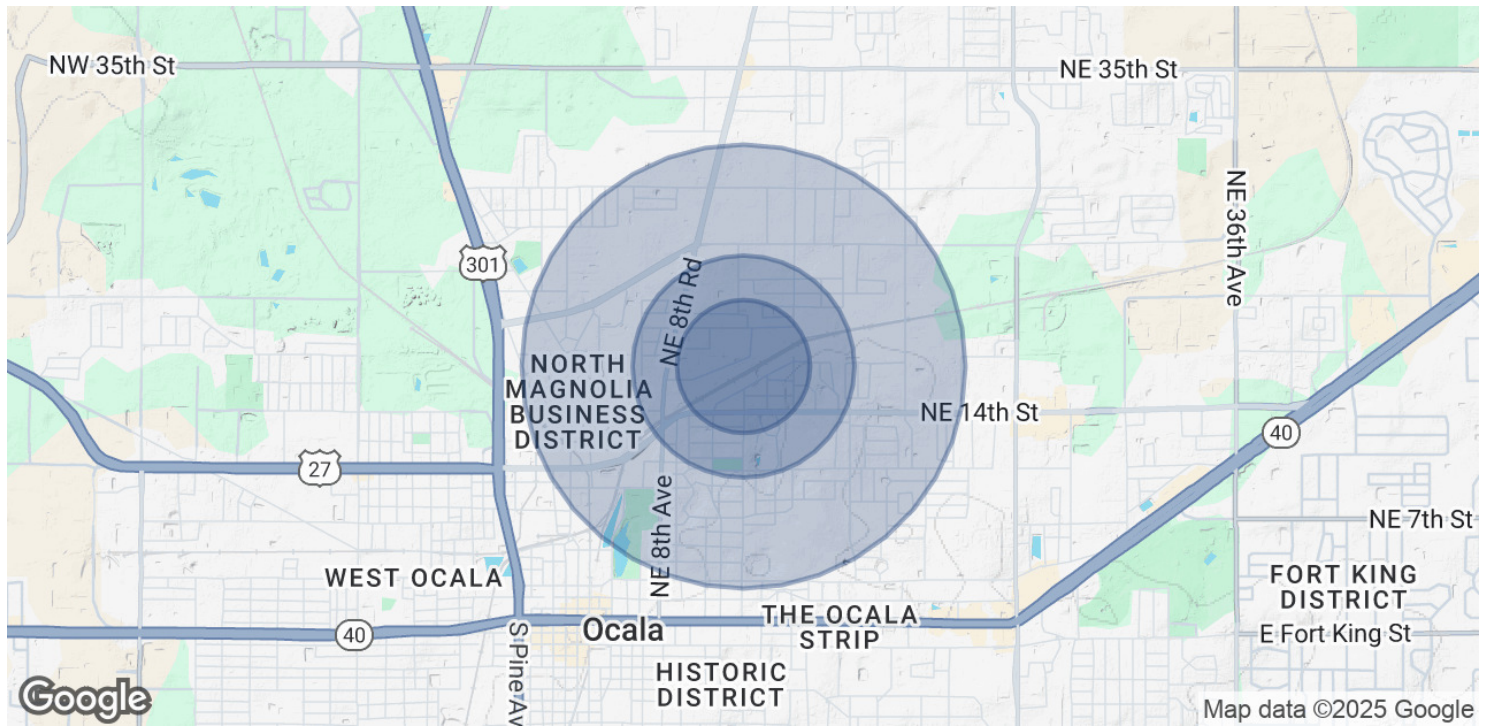


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR SALE



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 558 | 1,723 | 6,560 |
| Average Age | 40 | 39 | 38 |
| Average Age (Male) | 39 | 38 | 37 |
| Average Age (Female) | 42 | 40 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 221 | 670 | 2,509 |
| # of Persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH Income | \$52,209 | \$53,901 | \$55,610 |
| Average House Value | \$138,977 | \$155,462 | \$171,898 |

Demographics data derived from AlphaMap

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