



For Lease: \$12.00 SF



**2501 SW 57th Ave, Unit 302,
Ocala, FL 34474**

Parcel ID #: 23321-000-04

For Lease \$12.00 SF

Available Now 1,500 SF Warehouse

M-2 Zoning



Josh Markham, Property Manager

Broker: Wiechens Realty, Inc.

M: 352-300-6913 O: 352-622-3214

josh@wiechensrealty.com



PROPERTY OVERVIEW:

- ◆ **1,500 SF Warehouse Space** with **M-2 Zoning** allowing a variety of light industrial and commercial uses
- ◆ **Functional Layout:** Includes **1 private office** and **1 ADA-compliant restroom**
- ◆ **Warehouse Access:** **12' grade-level roll-up door** for efficient loading and deliveries
- ◆ **Strategic Location:** Situated in a **busy commercial corridor just off SW 60th Ave**
- ◆ **Excellent Connectivity:** **Quick access to I-75** for convenient regional transportation
- ◆ **Amenity-Rich Area:** Close to **restaurants, retail, and daily services**
- ◆ **Ideal for Small Businesses:** Perfect for **contractors, storage, light manufacturing, or distribution**
- ◆ **Convenient and Accessible:** Easy access for employees, customers, and delivery vehicles



PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.