

# SOUTH OCALA WAREHOUSE

4450 S PINE AVE OCALA, FL 34480

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

Available SF:	12,000 SF
Lease Rate:	\$10 SF/yr (NNN)
Lot Size:	0.77 Acres
Year Built:	1958
Building Size:	12,000 SF
Zoning:	B-4
Market:	Industrial
Submarket:	Warehouse
Traffic Count Street:	30,000 AADT

## PROPERTY OVERVIEW

Vacant, immediate occupancy available to lease. High-profile, well-configured 12,000 SF warehouse/flex building on nearly 0.8 acres of B-4 zoned land in a premier Ocala commercial corridor on Hwy 441/Pine Ave in Ocala. Solid concrete block construction, office area and fenced rear yard for outdoor storage or staging and two drive-in roll-up doors, this property gives you the rare combination of visibility + functionality + yard-space. Whether you're looking for owner-occupancy, lease expansion or an investment vehicle in the fast-growing Ocala/Marion market, this asset delivers.

## PROPERTY HIGHLIGHTS

- 12,000 SF B4
- Directly on 441
- 2 Parcels .8 acres
- Drive in Roll-up doors
- Yard Space

FOR MORE INFORMATION CONTACT:

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ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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