



1.31 ACRES
TBD SW 74TH AVE
OCALA, FL 34474

FOR SALE AT
\$ 250,000

Property Highlights

- Lot Size: 1.31 Acres
- Zoning: M-2 (Heavy Industrial)
- Location: Fast-growing Airport Industrial Park
- Utilities: City water and sewer are available to site
- Stormwater: Off-site retention
- Development Ready: Approved site plan, completed surveys, preliminary building plans
- Time & Cost Savings: Pre-completed engineering significantly reduces pre-construction timelines; site plan modifications within the next 24 months estimated at only \$5k-\$10k



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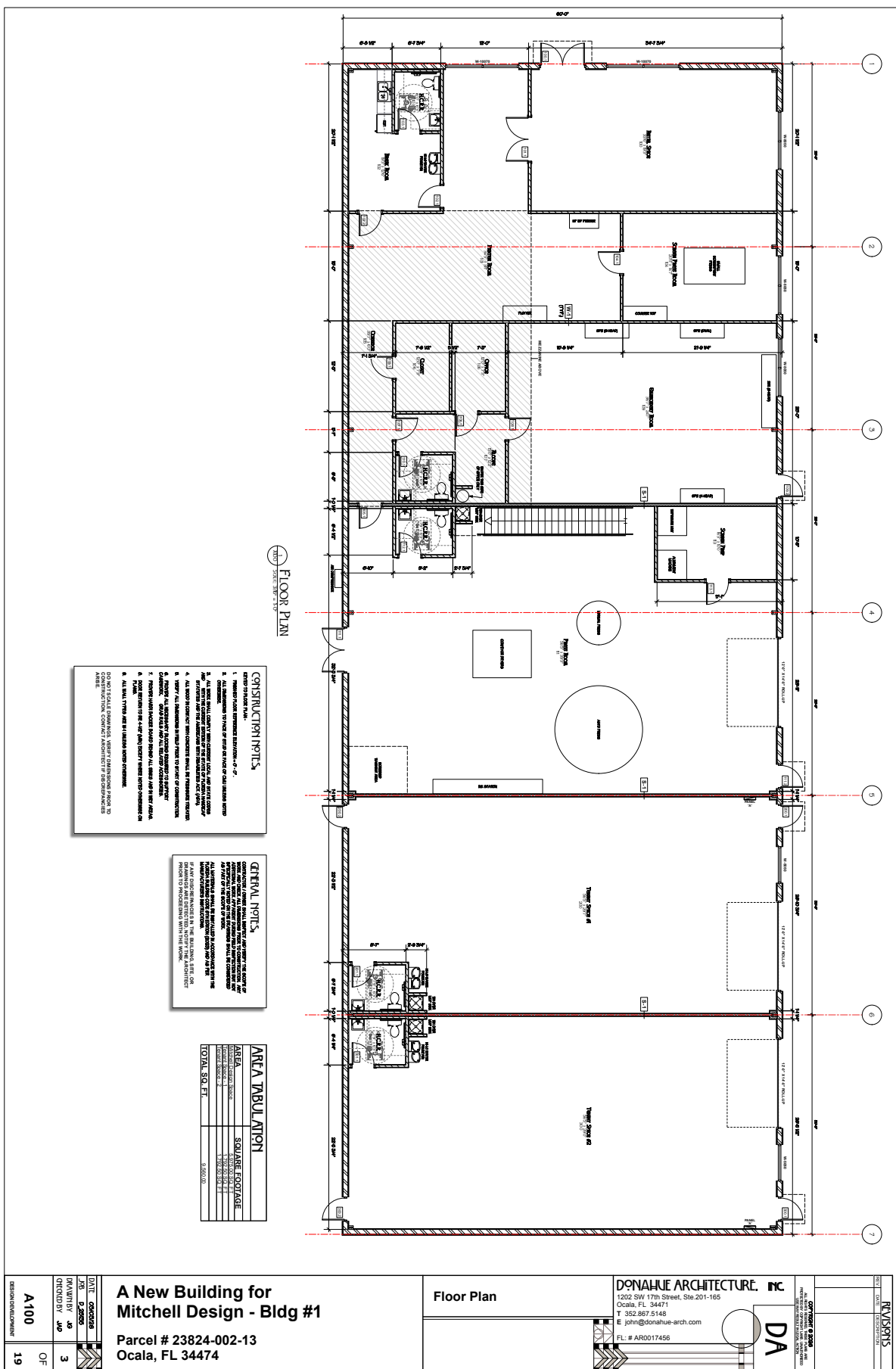
Airport Industrial Park - Prime Industrial Lot with Approved Site Plan

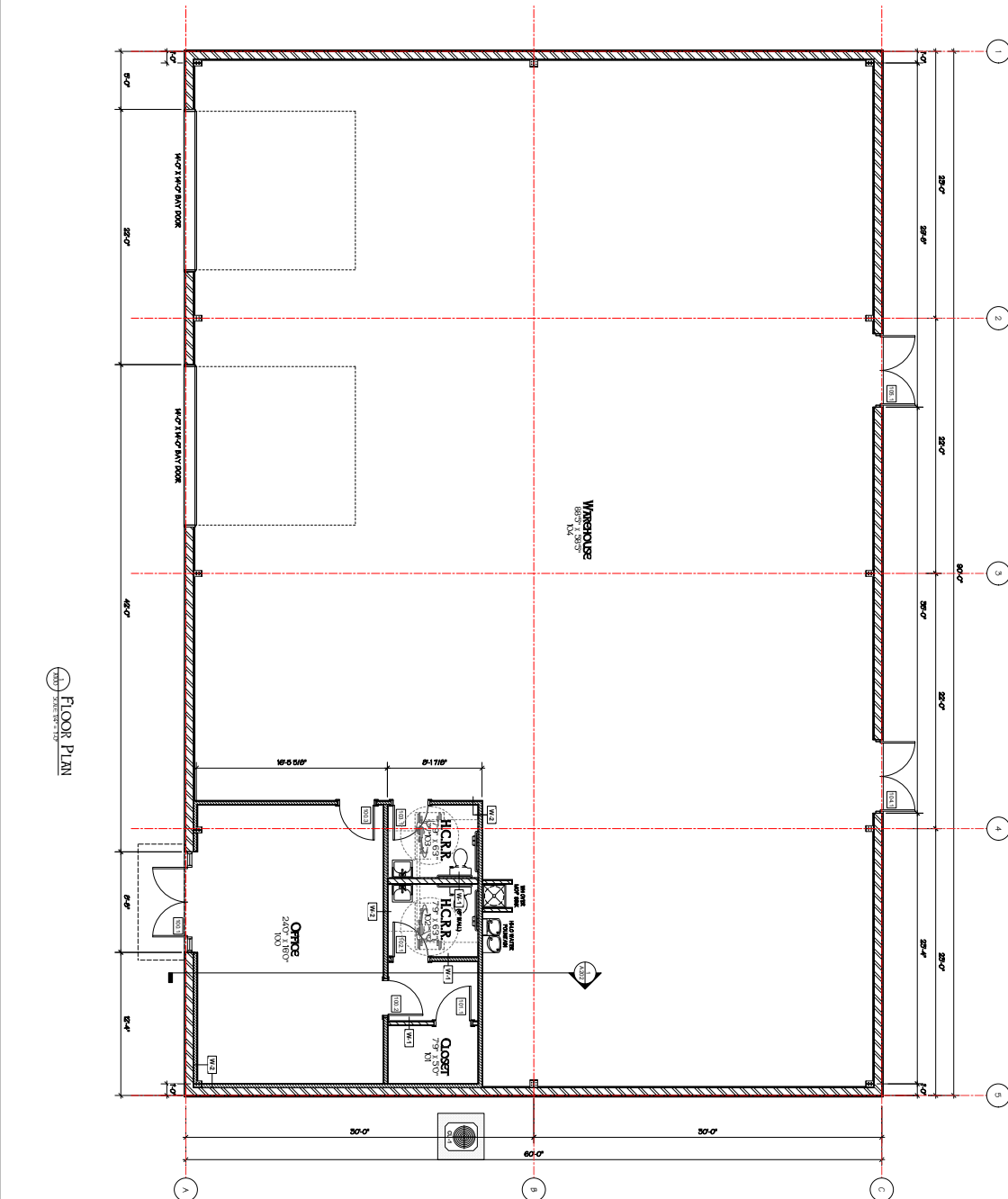
Positioned in the fast-growing Airport Industrial Park, this prime 1.31-acre commercial parcel offers an exceptional development-ready opportunity. Zoned M-2 for heavy industrial use, the site features access to city water and sewer utilities and includes off-site retention, maximizing the usable acreage for your project. A major advantage for investors and developers is the substantial head start on development: an approved site plan, completed surveys, and preliminary building plans are already in place.

This pre-engineered status provides significant time savings, allowing a new buyer to begin construction faster. Additionally, if site plan modifications are required within the next 24 months, buyers can anticipate extensive cost savings, with minor adjustments estimated at just \$5,000 to \$10,000. Located in a high-growth industrial corridor, this parcel represents an extraordinary value for a streamlined commercial build.









FLOOR PLAN

AREA TABULATION	
AREA	SQUARE FOOTAGE
WAREHOUSE	5400.00
OFFICE	240.00
TOTAL SQ. FT.	5640.00

- CONSTRUCTION NOTES**
1. THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S GENERAL NOTES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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DATE	DESCRIPTION	BY	OF
01/10/2020	DESIGN	DA	3
01/10/2020	REVISION	DA	16

A New Building for Mitchell Design Tenant Bldg #2

Parcel #23824-002-13
Ocala, FL 34474

Floor Plan

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