



LEASE RATE: \$10.50/SF NNN

## **DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING FOR LEASE**

**737 N. MAGNOLIA AVE. OCALA, FL 34475**

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# DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING AVAILABLE FOR LEASE

## 17,040 SF | 0.73 ACRES

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## PROPERTY OVERVIEW

<b>TOTAL SIZE:</b>	17,040 SF   0.73 Acres
<b>OFFICE SIZE:</b>	±4,000 SF
<b>CLEAR HEIGHT:</b>	14' - 21'
<b>LOADING:</b>	3 (12'X12') Grade-Level Doors
<b>HVAC:</b>	Updated in 2024
<b>PARKING:</b>	21 Spaces
<b>ZONING:</b>	B-5
<b>UTILITIES:</b>	City Water & Sewer
<b>CONSTRUCTION:</b>	Concrete Block

The 17,040-SF free-standing industrial building, conveniently located in Ocala's North Magnolia Business District pairs hard-to-find, in-town ownership with true warehouse functionality.

Set on a fenced 0.73-acre B-5-zoned lot, the single-story structure provides 3 grade-level truck doors, a 142' x 20' showroom and multiple offices.



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### PROPERTY PHOTOS



# DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING AVAILABLE FOR SALE

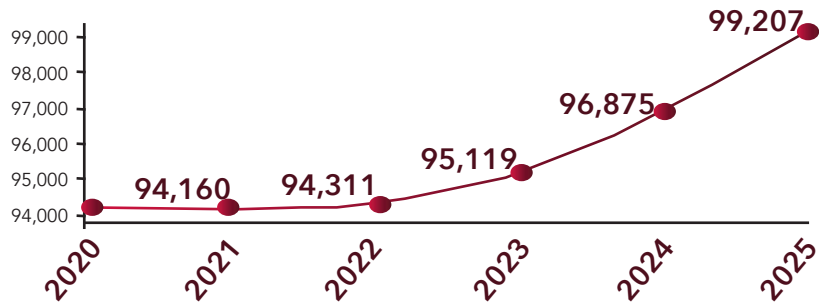
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### DEMOGRAPHICS

	POPULATION	INCOME	BUSINESSES
1 MILE:	4,765	\$43,605	1,181
3 MILES:	46,526	\$49,167	4,279
5 MILES:	99,207	\$58,992	6,380

### HISTORICAL POPULATION TREND: 5 MILES



### DRIVE TIMES

US HWY 27: 0.2 MILES	I-75: 3.2 MILES
US HWY 301: 0.3 MILES	OCALA INT'L AIRPORT: 6.3 MILES
STATE ROAD 40: 0.5 MILES	FLORIDA TURNPIKE: 26.4 MILES

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