

# VERSATILE B5-ZONED COMMERCIAL WAREHOUSE ON HWY 441

9732 S US HWY 441 BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
NNN:	\$2.94
Lot Size:	1.35 Acres
Building Size:	7,200 SF
Zoning:	B5
Market:	Industrial/Warehouse
Traffic Count Street:	29,500

## PROPERTY OVERVIEW

Exceptional lease opportunity on this 1.35-acre commercial property features B5 zoning and outstanding visibility along busy Hwy 441 (AADT, 29,500). The 7,200 SF warehouse includes approximately 2,000 SF of professionally finished office space, with outside storage making it ideal for a variety of business uses.

The building features a welcoming storefront look in the front and large roll-up doors in the rear for easy loading and unloading. Ceiling heights range from 16 feet at the eaves to 24 feet at the center, providing excellent vertical storage capacity. The largest roll-up door measures 14' x 14', with two additional 10' x 12' doors for flexible access. Electrical service includes both 400-amp and 200-amp panels to support high-demand operations.

Interior improvements include five private offices—two with multiple workstations—a large open conference area, lobby, break room, and restrooms. A new roof and HVAC system were installed in 2025.

The current tenant's lease expires February 2026 but have indicated an October 31, 2025 move out, making the property immediately available.

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



# VERSATILE B5-ZONED COMMERCIAL WAREHOUSE ON HWY 441

9732 S US HWY 441 BELLEVIEW, FL 34420

ADDITIONAL PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealestategroup.com](http://boydrealestategroup.com)

