

# INDUSTRIAL OUTDOOR STORAGE REDEVELOPMENT

6195 N US Hwy 441, Ocala, FL 34475

For Lease

Rendering Photo



## Exclusive Leasing Agents



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# MATTHEWS™





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# Executive Summary

We are pleased to present a premier Industrial Outdoor Storage leasing opportunity within Ocala's high-demand M2-zoned corridor, offering a strategic solution for operators seeking a flexible, high-capacity industrial site. The property spans a total of  $\pm 10$  acres, featuring  $\pm 3.5$  improved acres with the ability to expand up to  $\pm 7.26$  usable acres, along with dedicated on-site water detention, providing a rare balance of functional shop space and massive yard capacity. The existing  $\pm 7,625$  SF facility, built in 2005, is engineered for heavy-duty operations with 33-foot clear heights and six oversized overhead doors (18' high x 16' wide), making the site exceptionally well-suited for logistics, equipment-based operations, and light manufacturing firms that require seamless ingress and egress for large-scale machinery.

With an incredibly low building coverage ratio, the site offers a massive footprint for Industrial Outdoor Storage (IOS), facility expansion, or extensive fleet staging. The infrastructure already includes  $\pm 1.76$  acres of existing water detention, which significantly streamlines future development or permitting needs for a tenant's specific operational requirements. This layout is particularly attractive to high-intensity users—such as construction contractors, equipment rental companies, and building material suppliers—who demand large, stabilized yard space paired with high-clearance warehouse capabilities. Situated on the US Hwy 441 corridor, this offering represents a unique opportunity to secure a versatile position in the rapidly growing Central Florida market, providing immediate operational flexibility with rare, long-term scalability.



# Financial Overview

**6195 N US HIGHWAY 441**

Ocala, FL 34475

**LEASE RATE**

Contact Broker

**LOT SIZE**

±10 AC

**YEAR BUILT**

2005

## Property Summary

Zoning	M2
Total Acreage	±10 AC
Usable Acres	±7.26 AC
Improved Acreage	±3.36 AC
Total Building SF	±7,625 SF
Coverage Ratio on Improved	5.20%
Clear Height	33'
Overhead Door Dimensions	6 total/ 18'h x 16'w
Property Features	Power: 400a/3phase
Curb Cuts	Multiple
Notes	±76,720 SF of water detention (±1.76 AC)



## FINANCING:

For financing options reach out to:  
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# Additional Improvement Options



*Rendering Photo*

5 Acre Option



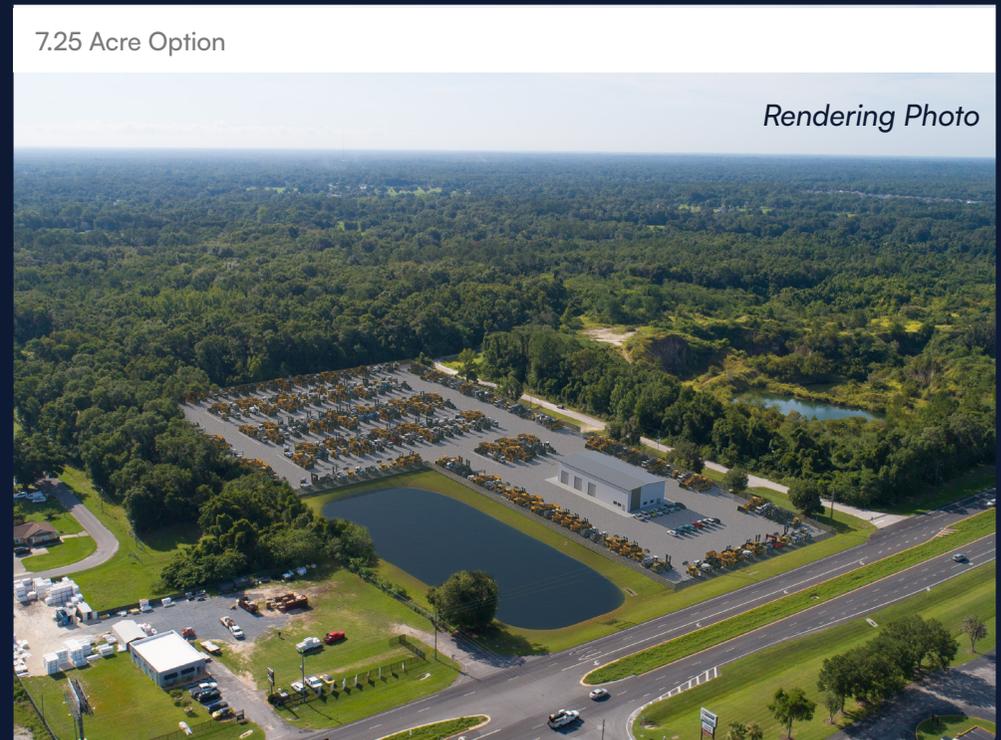
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5 Acre Option



*Rendering Photo*

7.25 Acre Option



*Rendering Photo*

7.25 Acre Option

# Property Photos



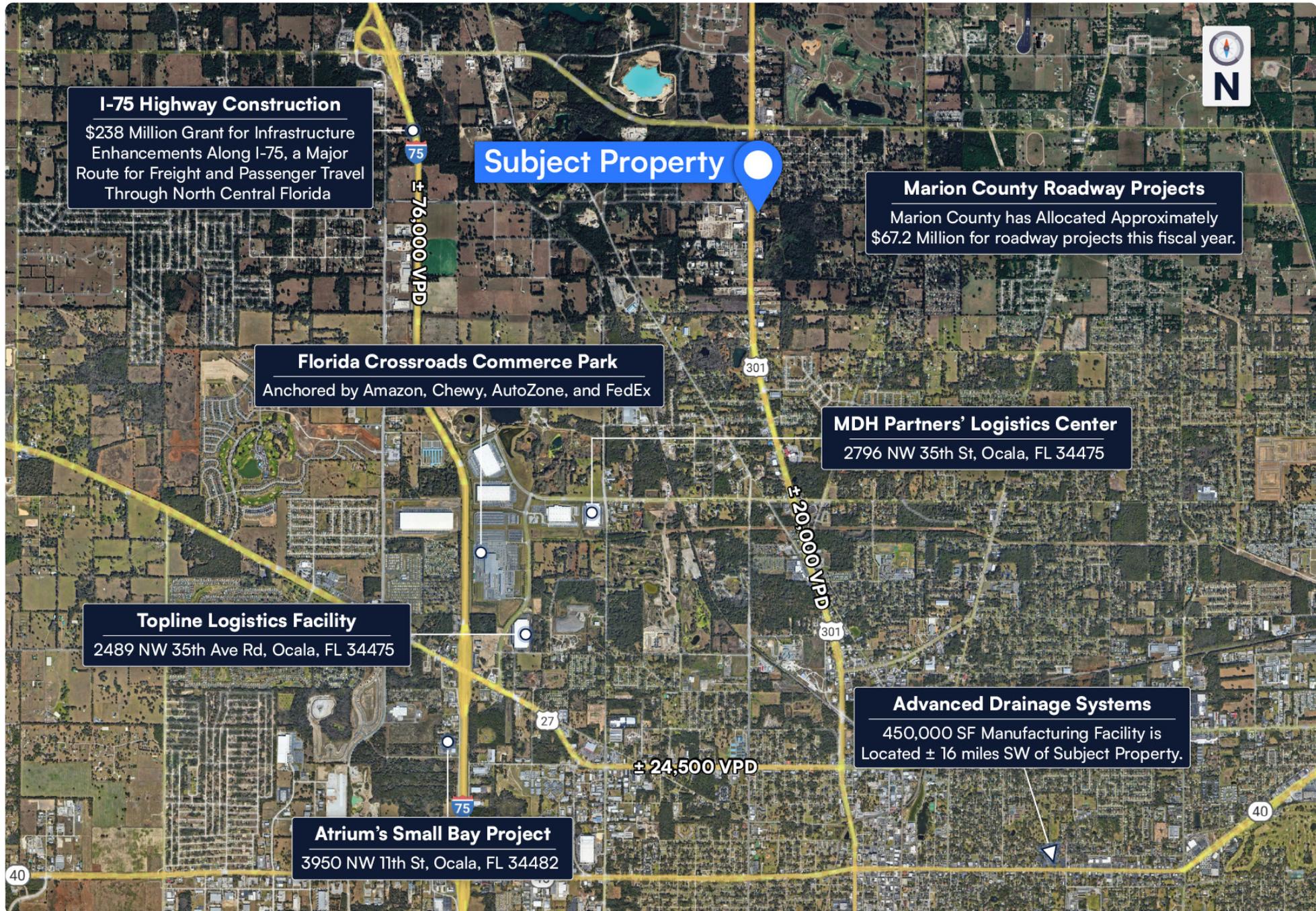
# Area Map



# Area Map



# Developments Map





# Ocala, FL

## Local Market Overview

Ocala is a growing city known for its strong transportation infrastructure, favorable business climate, and expanding industrial sector. Strategically located along the I-75 corridor, Ocala offers convenient access to major markets across the Southeast, including Tampa, Orlando, and Atlanta. The city has seen steady population and economic growth, supported by pro-business policies, competitive tax rates, and an active local government committed to economic development. Ocala’s labor pool continues to expand, drawing talent from the surrounding areas and making it an increasingly attractive location for manufacturing, distribution, and logistics operations.

Owning a vacant industrial building in Ocala presents several strategic advantages. With increasing demand for industrial space driven by e-commerce, logistics expansion, and regional manufacturing growth, such a property offers strong potential for lease income or resale at a premium. The area’s infrastructure, including proximity to interstates, rail lines, and ports, enhances the desirability of industrial sites for a wide range of tenants.

## Property Demographics

<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 Population	15,123	52,548	150,800
2025 Population	15,658	54,728	156,562
2030 Population Projection	17,654	61,672	176,374
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
2020 Households	5,858	20,786	59,305
2025 Households	6,083	21,790	62,008
2030 Household Projections	6,856	24,596	69,966
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg Household Income	\$72,414	\$66,127	\$79,435

# Ocala Economy

Ocala is experiencing significant economic growth, driven by its strategic location, diverse industries, and pro-business environment. The Ocala metropolitan area has seen a 3.96% employment growth from 2022 to 2023, with key sectors including health care, retail trade, and construction. The median household income in Ocala increased by 5.73% during the same period, reaching \$53,520. The city has also been recognized for its economic performance, ranking 36th among large cities in the 2025 Milken Institute's Best-Performing Cities Index, up from 57th in 2024.

Ocala's economy benefits from its status as the "Horse Capital of the World," with over 400 thoroughbred farms and training centers contributing to a robust equine industry. Additionally, the city's manufacturing and logistics sectors are expanding, supported by its central location along the I-75 corridor. The cost of living in Ocala remains affordable, with a median home price of \$303,575 and an average cost of \$183.32 per square foot, making it one of the most affordable cities in Florida. These factors, combined with a growing population and a supportive business climate, position Ocala as an attractive location for economic development and investment.

**\$12.6B+**

Regional Gross Domestic Product

**428,905**

Total Population

**4%**

Growth Rate

## MAJOR EMPLOYERS

  
**Advent Health**  
Ocala

**Walmart** 

 **HCA Florida  
Healthcare**

**LOCKHEED MARTIN** 

# Ocala Attractions

## SILVER SPRINGS STATE PARK

Silver Springs State Park is one of Florida's most iconic natural landmarks, renowned for its crystal-clear waters and lush surroundings. The park is famous for its glass-bottom boat tours, which offer visitors a unique view of the underwater world, including ancient artifacts and diverse aquatic life. Beyond the boat tours, the park encompasses over 4,000 acres of pristine wilderness, featuring hiking trails, kayaking opportunities, and the Silver River Museum, which provides educational exhibits on the area's natural and cultural history.



## DON GARLITS MUSEUM OF DRAG RACING

For motorsport enthusiasts, the Don Garlits Museum of Drag Racing is a must-visit destination. Founded by legendary drag racer Don "Big Daddy" Garlits, the museum showcases a comprehensive collection of over 200 vehicles, including historic dragsters, classic cars, and unique racing memorabilia. The museum not only celebrates the achievements of Garlits but also preserves the history of drag racing, offering insights into the sport's evolution and its cultural impact.



## APPLETON MUSEUM OF ART

The Appleton Museum of Art serves as a cultural cornerstone in Ocala, housing an impressive collection of over 24,000 works spanning various periods and styles, including European, American, Asian, African, and contemporary art. Affiliated with the College of Central Florida, the museum offers a range of exhibitions and educational programs designed to engage visitors of all ages. The museum's architecture and serene grounds further enhance the visitor experience, making it a tranquil retreat for art lovers and casual visitors alike.



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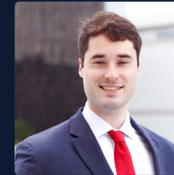
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This Leasing Package contains select information pertaining to the business and affairs of **6195 N US Highway 441, Ocala, FL 34475** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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