

**FOR  
LEASE**

# OCALA INDUSTRIAL



**2055 NW 8th Avenue**

**OCALA, FLORIDA 34475**

## PRIME INDUSTRIAL

This prime warehouse facility in Ocala, Florida offers a strong opportunity for industrial users seeking functional space in a growing Central Florida market. Designed to accommodate a variety of operational needs, the property combines clear-span warehouse space with professionally built-out office, creating an efficient environment for distribution, light manufacturing, or service-based businesses.



LEASE PRICE :

**\$13 per SF NNN**

**13,450 Warehouse  
1,400 SF Office - Total 14,850 SF**

Note: The existing office furniture shown in the photos throughout this flyer may be available. Please inquire for additional information.



call us

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**813.477.0626**

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**727.457.9690**

web

**thetorchteam.com**

## KEY HIGHLIGHTS

- 17' Ceilings
- Two 20' Wide x 12' High Roll-up Doors
- Four 10' Wide x 10' High Roll-up Doors
- Small Side Yard
- Fenced-In Yard
- Recently Renovated



## WORKFORCE

### BASED ON A 5 MILE RADIUS

Total Businesses: 6,286

Total Employees: 71,634

Bachelors or Higher: 28%

Associate or Higher: 31.3%

High School Diploma: 26.9%

Unemployment: 4.6%



## DEMOGRAPHICS

### BASED ON A 5 MILE RADIUS

Population: 94,525

Median Age: 43

Households: 39,793

Median Household Income:  
\$57,529

Median Net Worth: \$133,384

## 2055 NW 8th Ave, Ocala, FL 34475

The Ocala industrial market is one of Central Florida's most strategic and cost-effective logistics hubs. Positioned along the I-75 corridor between Tampa and Orlando, Ocala offers efficient north-south distribution access to major Florida metros while maintaining lower occupancy costs than larger urban markets. This central location allows companies to reach a majority of Florida's population within a single-day drive, making it an increasingly attractive option for distribution, light manufacturing, and last-mile operators.

### Warehouse Features

The building features approximately 1,400 square feet of air-conditioned office space, providing comfortable administrative and customer-facing areas separate from the warehouse operations. The warehouse offers 17-foot ceiling heights, allowing for efficient racking, storage, and vertical utilization. A small side yard provides additional flexibility for outdoor storage or operational needs.

Offered at \$13.00 per square foot, NNN, this property presents a competitive leasing opportunity within the Ocala industrial market. Its strategic location allows convenient access to major transportation corridors, which supporting regional logistics and distribution throughout Central Florida and beyond.

### Surrounding Area

Driven by steady population growth and continued in-migration to Florida, demand for warehouse and flex space in Ocala remains strong. The market benefits from modern industrial development, ample land availability, and a business-friendly environment that supports both regional and national tenants. Ocala offers competitive lease rates, strong labor availability, and room for expansion. Its accessibility to major transportation routes, including Interstate 75 and proximity to Florida's major ports and airports, positions the Ocala industrial market for continued growth and long-term stability. For tenants and investors seeking value without sacrificing connectivity, Ocala represents a compelling opportunity in today's industrial landscape.

**disclaimer.** This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. A variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

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17' CEILINGS



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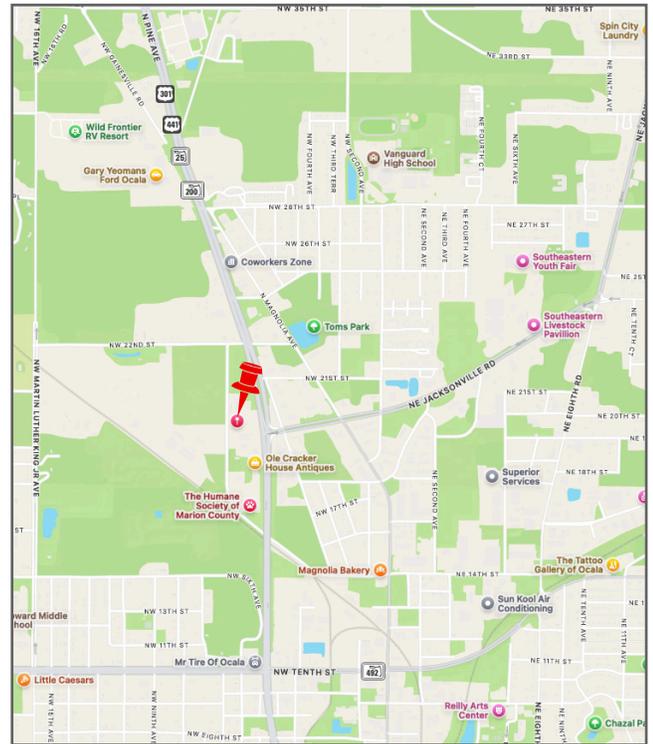
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1,400 SF OFFICE



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