

## INDUSTRIAL PROPERTY FOR LEASE

**Property Description**

60,000+sf warehouse with I-75 frontage. Perfect for logistics user, zoned M-1 for light industrial manufacturing. Property has easy access to I-75 corridors located north and south bound. There is 60,556sf of usable warehouse space that has 22 ground level roll-up doors and 8 dock high. Warehouse quipped with fire suppression system, ingress/egress of 44th Ave, main driveway has gated entrance. Property is fully fenced. Property will be vacant January 1st, 2025. \$7psf / NNN

**Property Highlights:**

**I-75 Road Frontage**

**Easy Access To I-75**

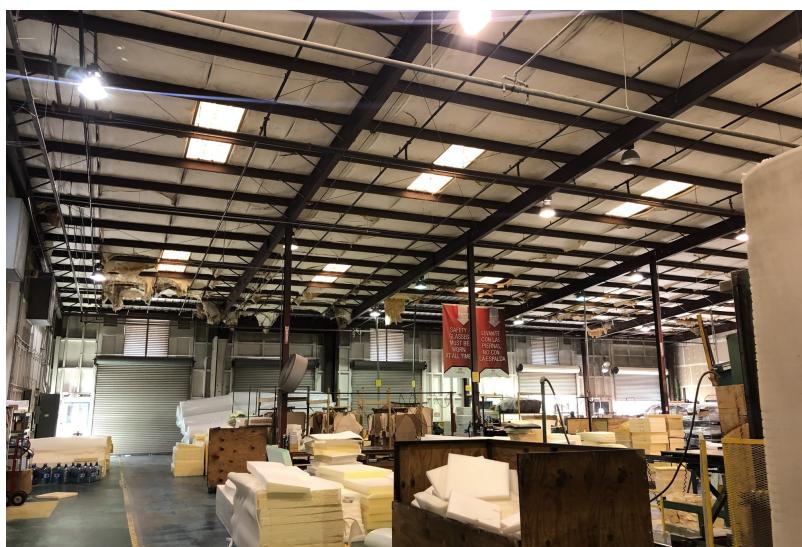
**Extra Acreage For Use**

**Close Proximity To Ocala Int'l Airport**

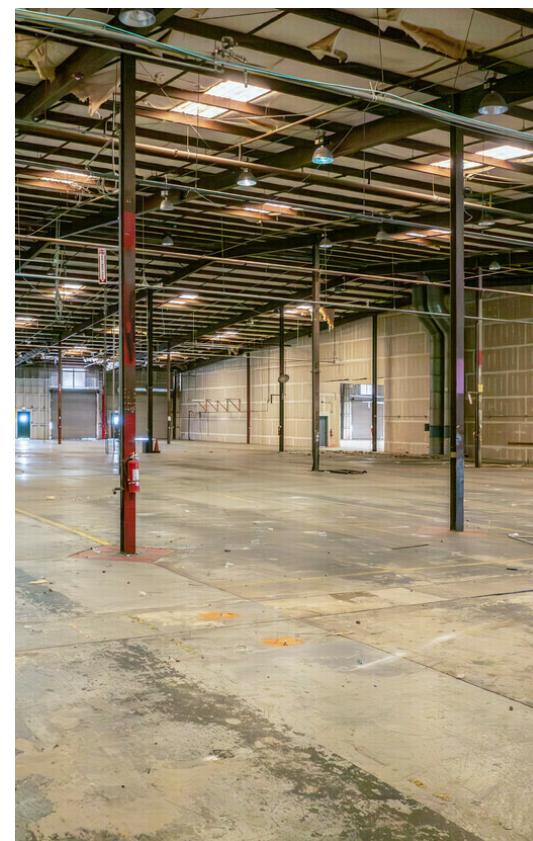
**OFFERING SUMMARY**

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	60,876 SF
Lot Size:	11.73 Acres
Building Size:	60,876 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	104	490
Total Population	57	207	1,059
Average HH Income	\$100,219	\$99,259	\$95,067



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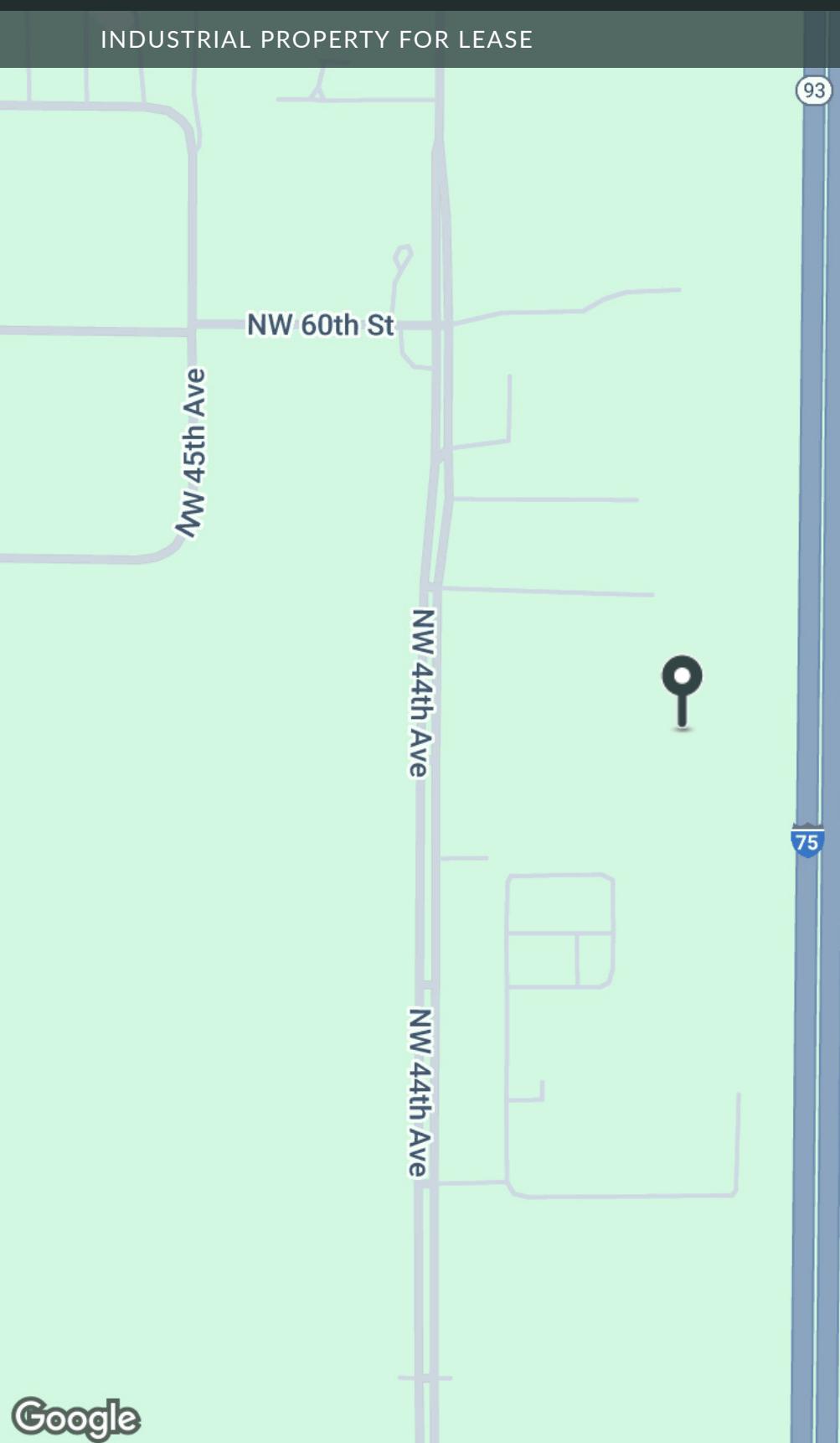


**THOMAS OLDENBORG**  
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Ocala, FL 34471  
352.732.3222

Thomas Oldenborg  
**RE/MAX**  
COMMERCIAL

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Google

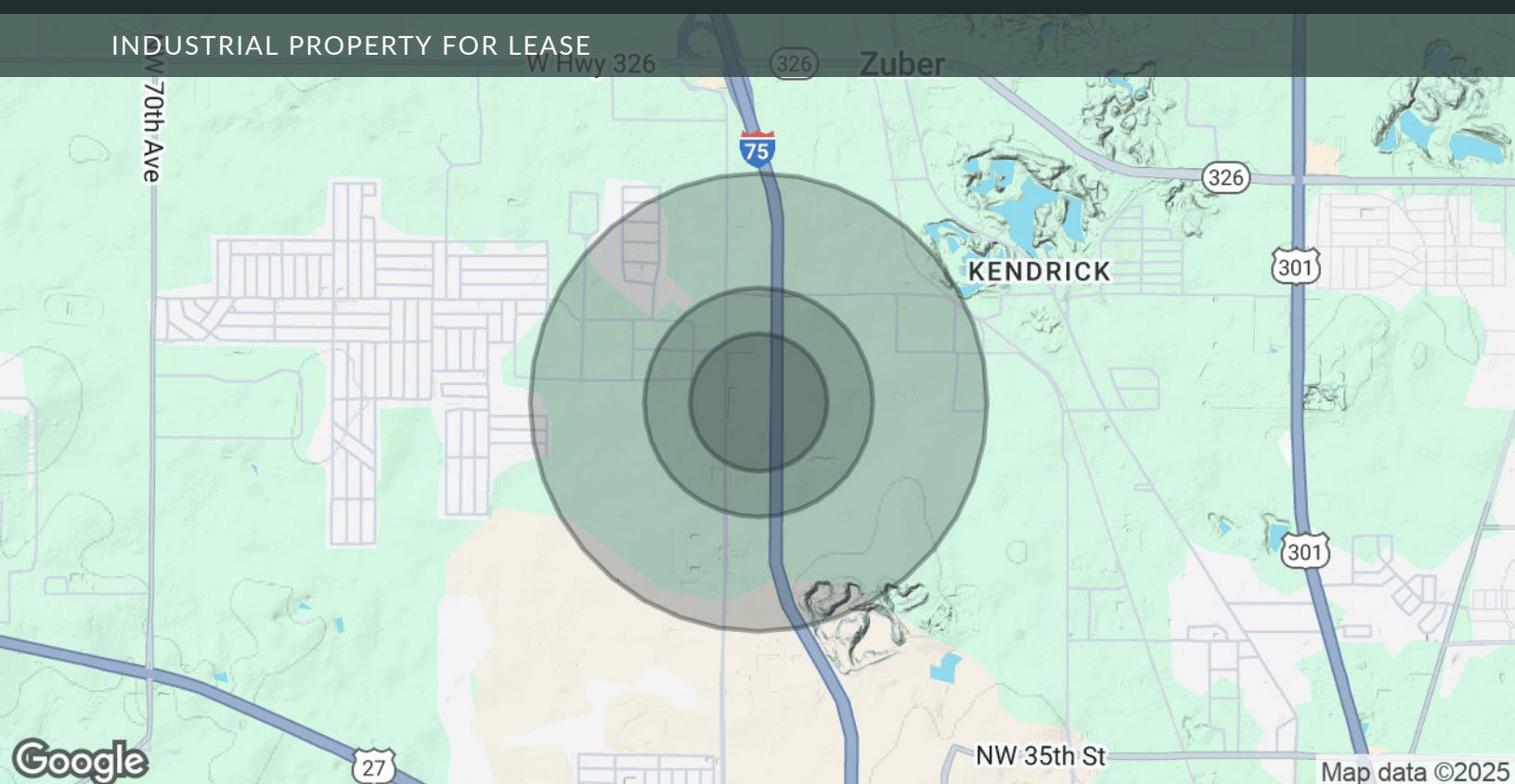
Map data ©2025

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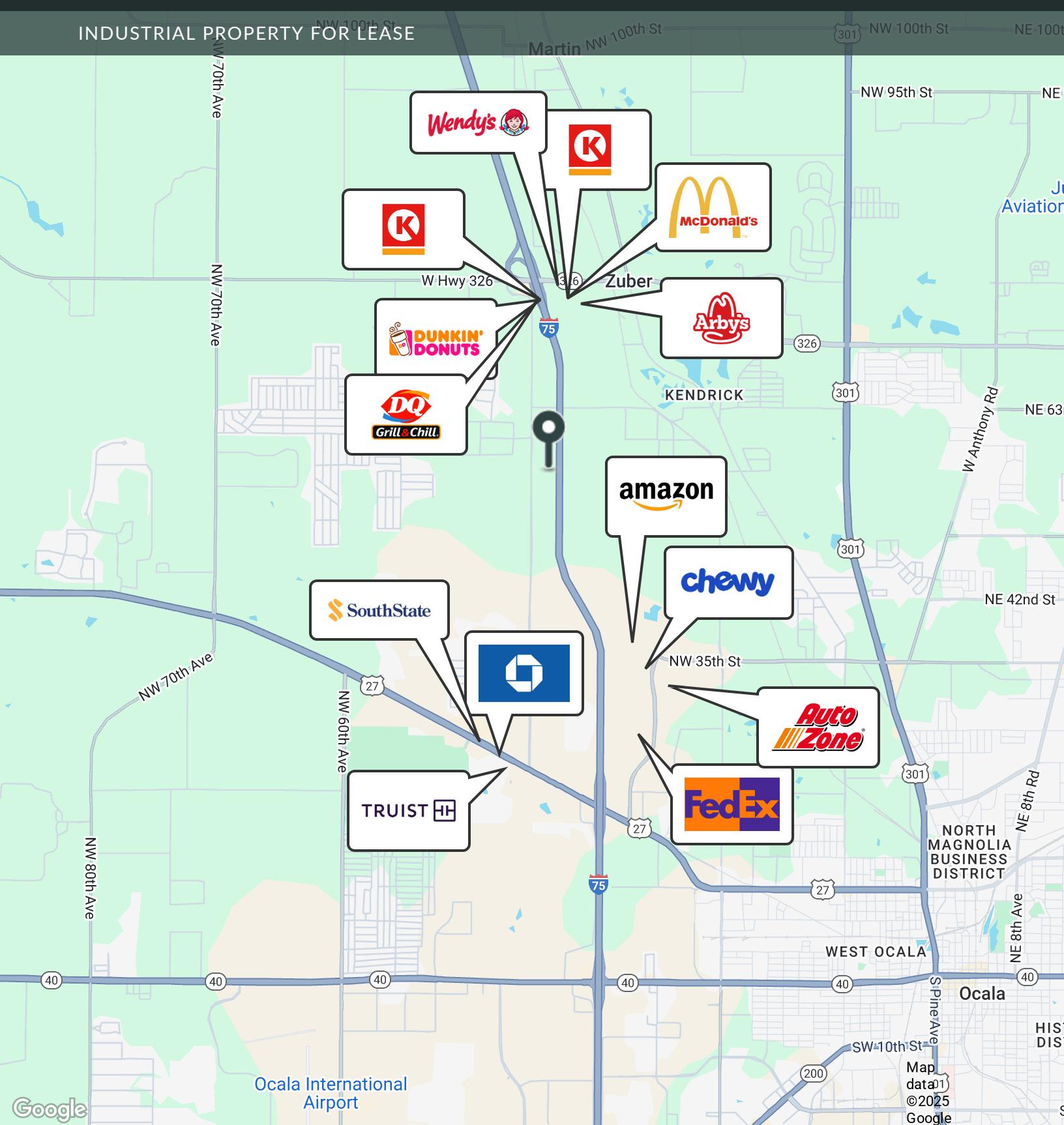


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	207	1,059
Average Age	59	57	51
Average Age (Male)	59	56	50
Average Age (Female)	60	57	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	104	490
# of Persons per HH	2	2	2.2
Average HH Income	\$100,219	\$99,259	\$95,067
Average House Value	\$276,362	\$267,823	\$251,615

*Demographics data derived from AlphaMap*

## INDUSTRIAL PROPERTY FOR LEASE



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Lease Rate

\$7/NNN

## LOCATION INFORMATION

Building Name	I-75 Warehouse   44th Ave LEASE
Street Address	5407 NW 44th Ave All Units
City, State, Zip	Ocala, FL 34482
County	Marion
Market	Inside Metro Radius
Township	14
Range	21
Section	27
Road Type	Paved
Nearest Highway	I-75
Nearest Airport	Ocala International Airport

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1
Lot Size	11.73 Acres
APN #	18588-002-01
Lot Depth	10,000 ft
Traffic Count	80500
Traffic Count Street	I-75

## PARKING &amp; TRANSPORTATION

Parking Type	Surface
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## UTILITIES &amp; AMENITIES

Central HVAC	Yes
Restrooms	2

## BUILDING INFORMATION

Building Size	60,876 SF
Tenancy	Single
Ceiling Height	28 ft
Number of Floors	1
Year Built	1987
Warehouse %	98.0%
Condition	Average
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Ceilings	28ft

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