

MANUFACTURING SITE W/ RAIL ACCESS

2000 NE 19th Ave | Ocala, FL 34470

Manufacturing/Industrial Site For Sale



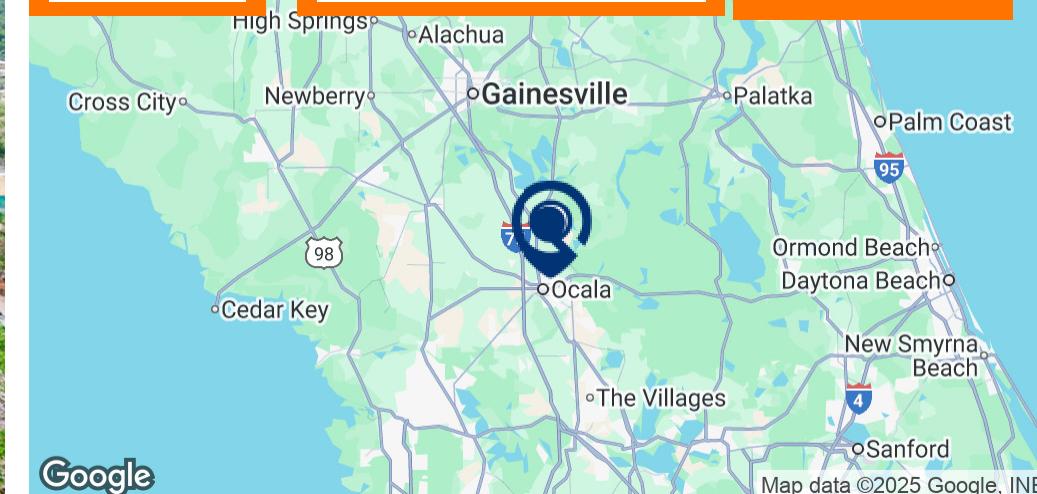
LQ Commercial
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[GOOGLE TOUR](#)

[M2 ZONING PERMITTED USES](#)



\$1,795,000
PRICE



16.16 AC
SIZE



\$111,076
PER AC



M2
ZONING

- 16.16 AC manufacturing/industrial site with available rail spur for sale in Ocala, FL
- Conceptual plans for 100K+ SF manufacturing building, multiple acres of IOS and rail spur available
- Site located 5 miles east of I-75 (11-Min Drive Time)
- The site offers a turnkey path for users or developers targeting the Central Florida industrial market.



5-MILE POPULATION
136,467



5-YR POP. INCREASE
1.4%



5-MILE HH INCOME
\$56,297



5-MILE EMPLOYEES
33,539

PROPERTIES.LQCRE.COM/OCALA-MANUFACTURING



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1614 Colonial Blvd #101

Fort Myers, FL 33907

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

Carson Baird, CCIM

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PROJECT SUMMARY

INDUSTRIAL OUTDOOR STORAGE SITE

PROPERTY DETAILS

- CSX rail-adjacent with concept plans for a $\pm 112,500$ square foot industrial facility and rail spur.
- Positioned just 5 Miles from I-75 and 2 Miles from US-301.
- High flexibility for manufacturing, fabrication, logistics, or trailer and equipment operations.
- M2 Zoning (Medium Industrial)

CONCEPTUAL PLAN INCLUDES

- Pre-engineered metal building (PEMB) with 22' eave heights, multiple 14' and 20' roll-up doors, extensive power, and $\pm 27,000$ SF of covered storage.
- Interior: executive offices, conference rooms, restrooms, reception area, and workspaces.
- The property has significant yard space, 87 parking stalls, and strategic site circulation for trailers and shipping.



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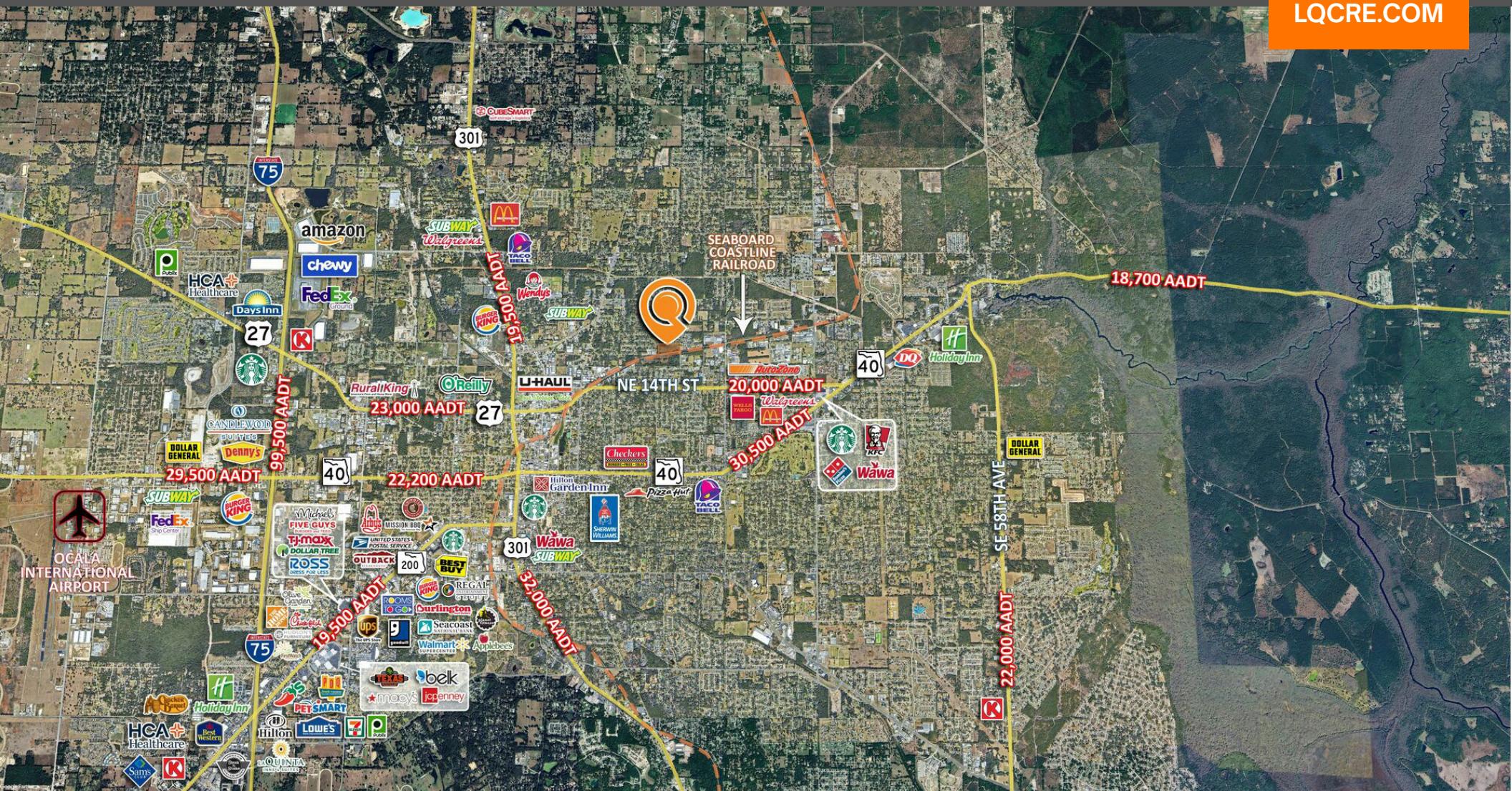
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