

MANUFACTURING SITE W/ RAIL ACCESS

2000 NE 19th Ave | Ocala, FL 34470

Manufacturing/Industrial Site For Sale



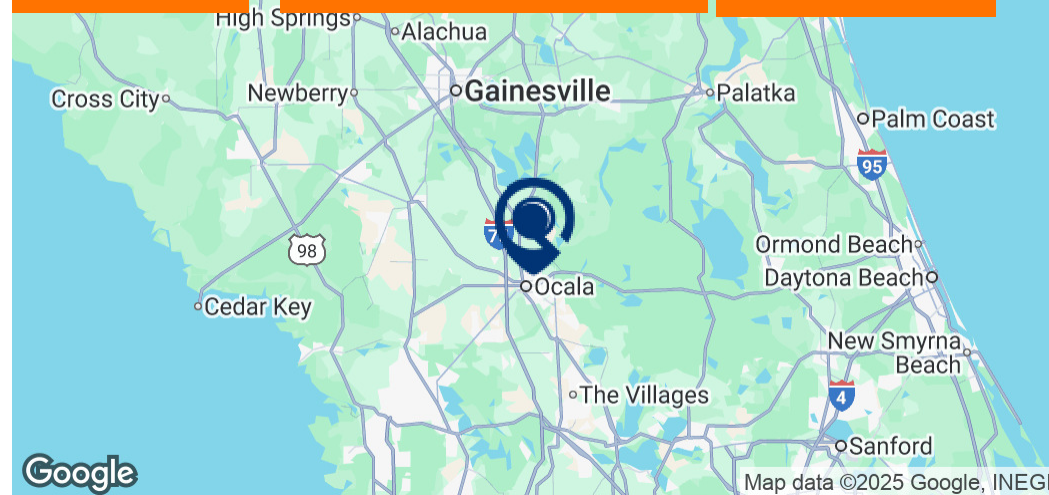
LQ Commercial
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GOOGLE TOUR

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](https://properties.lqcre.com/ocala-manufacturing)



1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Carson Baird, CCIM
Associate

D: 239.275.4922 x238

C: 404.457.7987

cbaird@lqcre.com

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.

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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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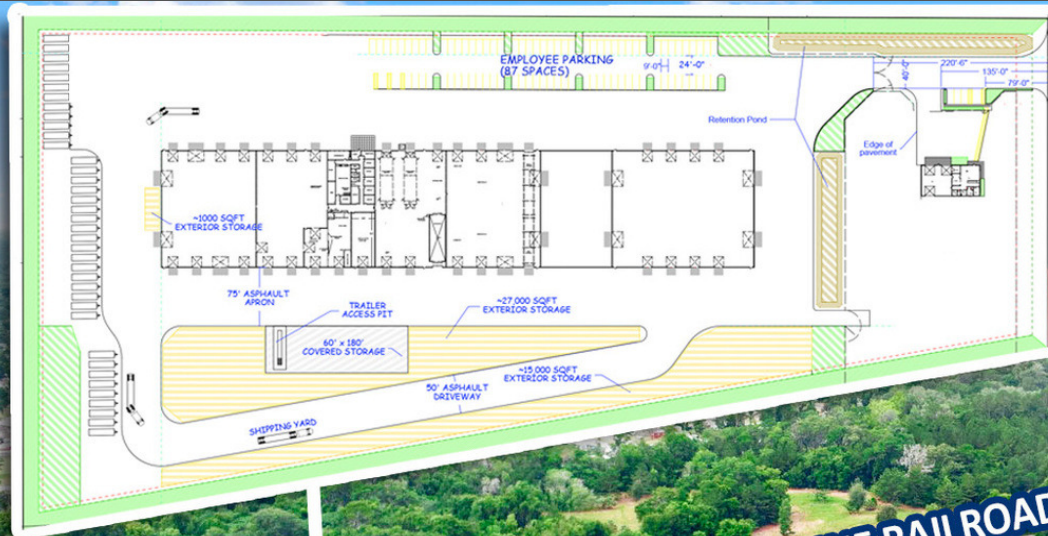
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SEABOARD COASTLINE RAILROAD

NE 14TH AVE



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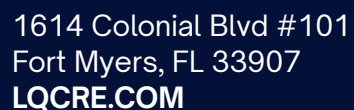
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The map displays the Ocala, Florida area with various commercial and residential zones. Key features include:

- Major Roads:** I-75, US-27, US-40, and US-301 are clearly marked.
- Traffic Volume Data:** AADT (Average Annual Daily Traffic) values are provided for several roads:
 - I-75: 99,500 AADT
 - US-27: 29,500 AADT
 - US-40: 22,200 AADT
 - US-301: 20,000 AADT
 - NE 14th St: 23,000 AADT
 - SE 58th Ave: 22,000 AADT
 - Other roads: 18,700 AADT, 19,500 AADT, 30,500 AADT, 32,000 AADT.
- Commercial Areas:** Numerous businesses are labeled, including Amazon, Walmart, McDonald's, Starbucks, and others.
- Geographic Features:** The Seaboard Coastline Railroad and Ocala International Airport are also shown.



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