

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING FOR SALE

737 N. MAGNOLIA AVE. OCALA, FL 34475

BENJAMIN EWERS
ASSOCIATE
352 362 8535
bewers@lee-associates.com

ED KILLMER
FOUNDING PRINCIPAL
813 309 2805
ekillmer@lee-associates.com

BROCK HOLSTON
ASSOCIATE
321 281 8505
bholston@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING AVAILABLE FOR SALE

17,040 SF | 0.73 ACRES

737 N. MAGNOLIA AVE. OCALA, FL 34475

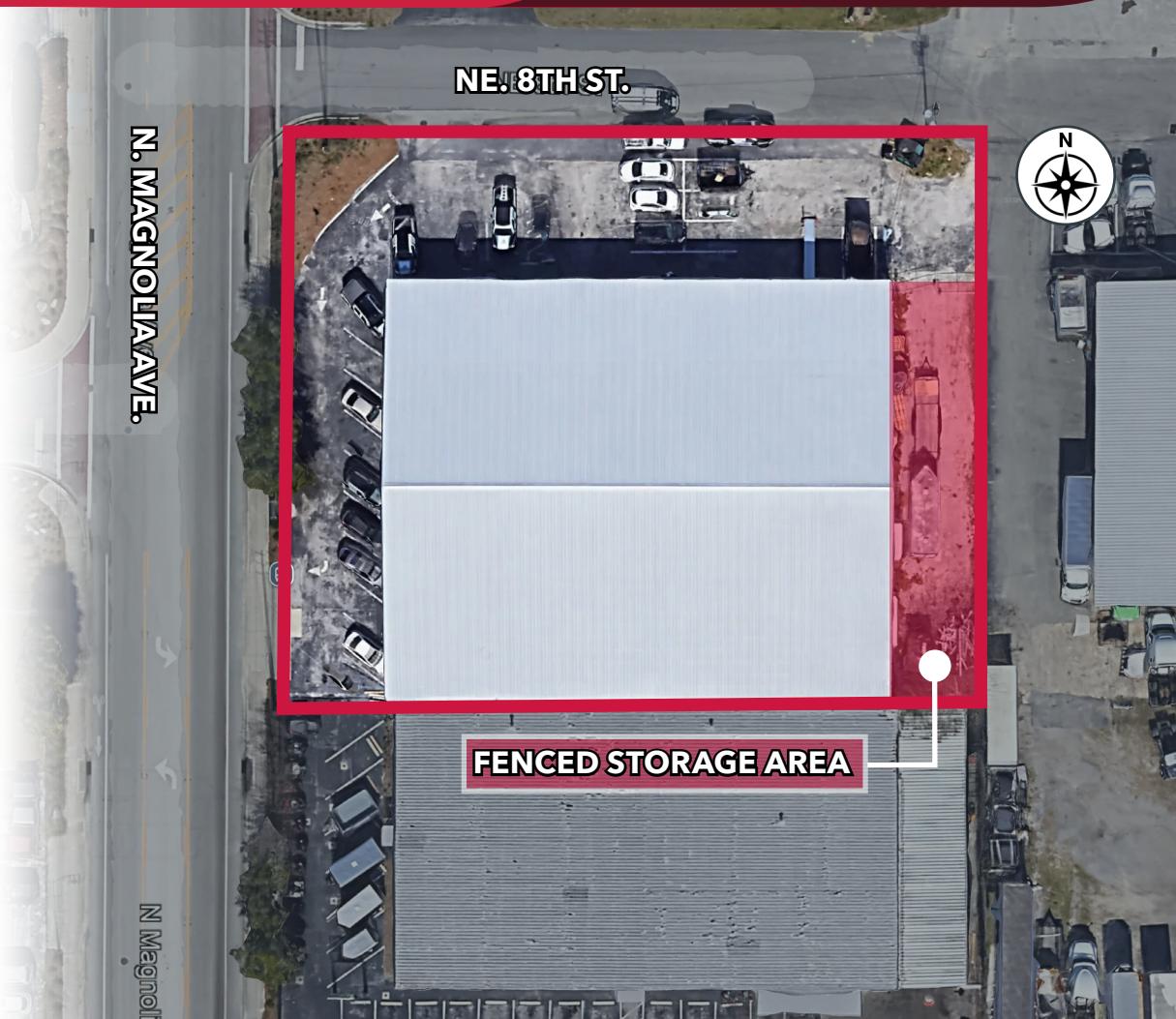
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

PROPERTY OVERVIEW

TOTAL SIZE:	17,040 SF 0.73 Acres
AVAILABLE:	NOW
CLEAR HEIGHT:	14' - 21'
LOADING:	3 (12'x12') Grade-Level Doors
HVAC:	Updated in 2024
PARKING:	21 Spaces
ZONING:	B-5
UTILITIES:	City Water & Sewer
CONSTRUCTION:	Concrete Block

The 17,040-SF free-standing industrial building, conveniently located in Ocala's North Magnolia Business District pairs hard-to-find, in-town ownership with true warehouse functionality.

Set on a fenced 0.73-acre B-5-zoned lot, the single-story structure provides 2 grade-level truck doors, a 142' x 20' showroom and multiple offices.



BENJAMIN EWERS
ASSOCIATE
352 362 8535
bewers@lee-associates.com

ED KILLMER
FOUNDING PRINCIPAL
813 309 2805
ekillmer@lee-associates.com

BROCK HOLSTON
ASSOCIATE
321 281 8505
bholston@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING AVAILABLE FOR SALE

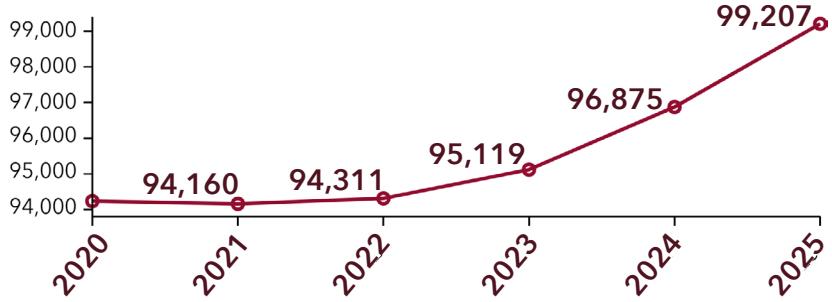
17,040 SF | 0.73 ACRES

737 N. MAGNOLIA AVE. OCALA, FL 34475

DEMOGRAPHICS

POPULATION	INCOME	BUSINESSES
1 MILE: 4,765	\$43,605	1,181
3 MILES: 46,526	\$49,167	4,279
5 MILES: 99,207	\$58,992	6,380

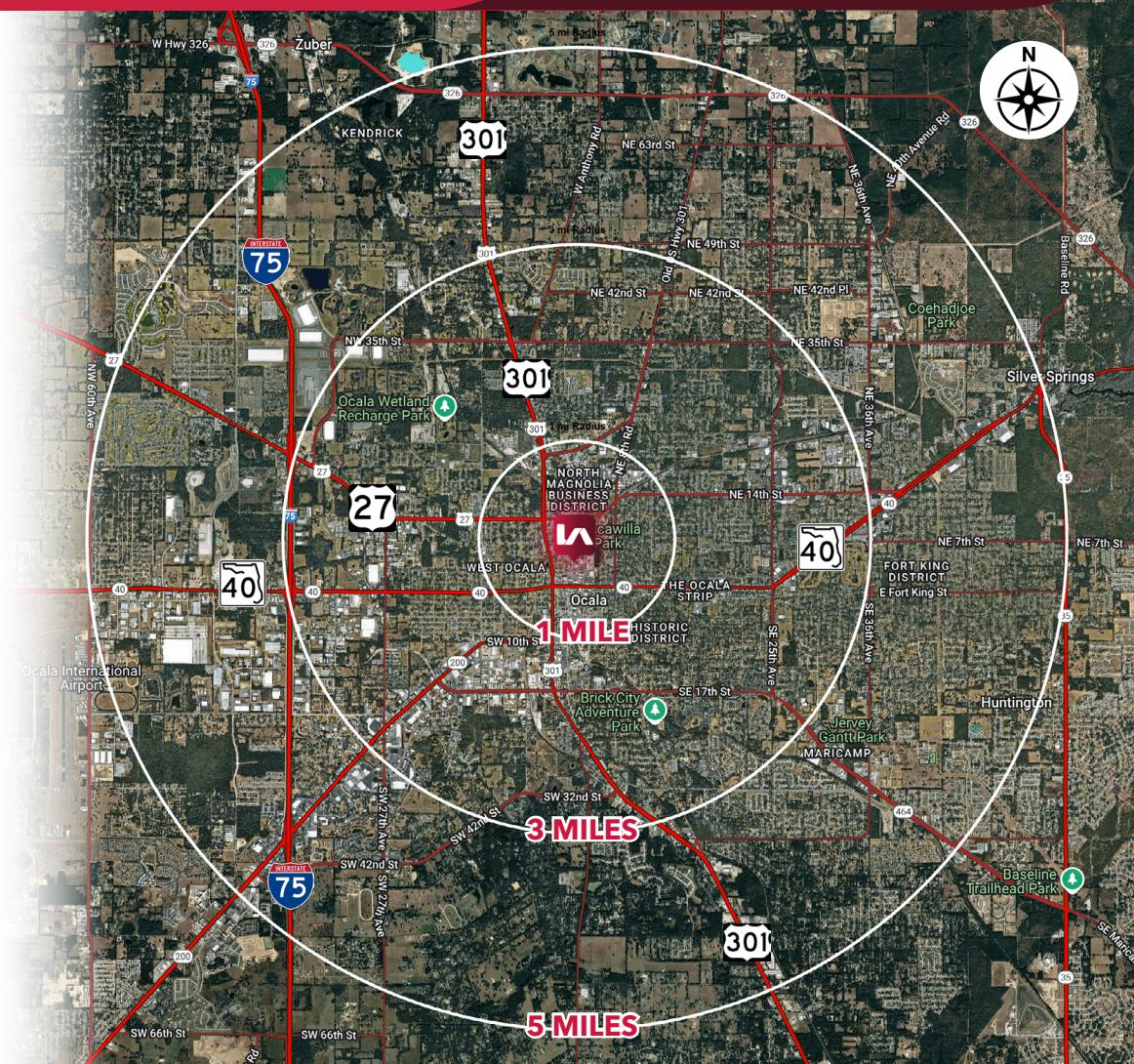
HISTORICAL POPULATION TREND: 5 MILES



DRIVE TIMES

US HWY 27: 0.2 MILES
US HWY 301: 0.3 MILES
STATE ROAD 40: 0.5 MILES

I-75: 3.2 MILES
OCALA INT'L AIRPORT: 6.3 MILES
FLORIDA TURNPIKE: 26.4 MILES



BENJAMIN EWERS
ASSOCIATE
352 362 8535
bewers@lee-associates.com

ED KILLMER
FOUNDING PRINCIPAL
813 309 2805
ekillmer@lee-associates.com

BROCK HOLSTON
ASSOCIATE
321 281 8505
bholston@lee-associates.com

