



**For Lease: \$9.50 SF + NNN**



**810 NW 25th Ave, Unit 200, Ocala, FL 34475**

**For Lease \$9.50 SF + NNN Estimated at \$2.12 SF**

Parcel ID #: 2239-003-008

M-1 Zoning

Great opportunity for a wide range of industrial users



**Josh Markham, Property Manager**

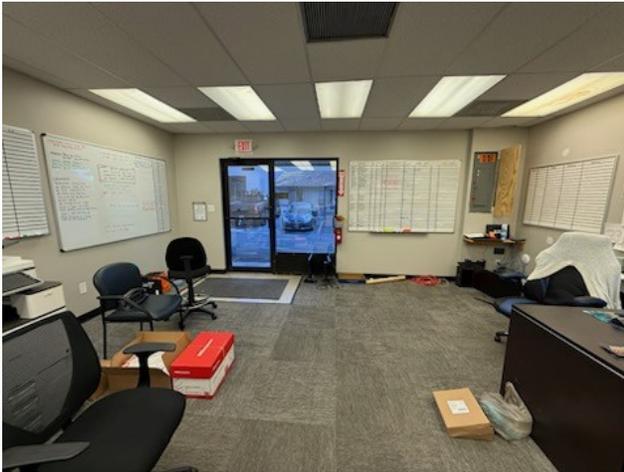
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## PROPERTY PHOTOS:



## Property Synopsis

**Available Now!** Located within the established Bison Industrial Park, this 8,000 SF industrial building offers M-1 zoning and excellent connectivity to Hwy 27, Hwy 200, and I-75, making it well-suited for distribution, light manufacturing, or service-oriented operations. The building includes 2 private offices and 2 restrooms, with the remainder of the space dedicated to warehouse use. For efficient loading and unloading, the property is equipped with four 12-foot grade level roll-up doors. Utilities are master-metered, with monthly reimbursement by the tenant. This functional and well-positioned facility presents a strong opportunity for a wide range of industrial users.

## PROPERTY PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.