



451 SW 57TH AVE OCALA, FL 34474

56,781 SF AVAILABLE NOW
FOR SALE OR LEASE

Prime location
M-1 Zoning
4.73 Acres

Large format commercial building



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OFFERED FOR SALE:
\$7,500,000

ALSO AVAILABLE
FOR LEASE:

- \$8.75/SF NNN
- 3% Annual escalators

NNN Rates (Estimated):

ESTIMATED 2026 CAM <Updated 02/10/2026>	Annual	Monthly
Fire Suppression Dues	\$ 10,000.00	\$ 833.33
Grounds Maintenance	\$ 4,800.00	\$ 400.00
Real Estate Taxes	\$ 59,344.07	\$ 4,945.34
Insurance	\$ 37,303.80	\$ 3,108.65
Property Totals	\$ 111,447.87	\$ 9,287.32
Mgmt Fees @5% (@\$8.75/sf)	\$496,833.75	\$ 2,070.14
Total CAM	\$ 136,289.56	\$ 11,357.46
	Price per SF @ 56,781:	\$2.40



56,781 SF +/- Property Synopsis

- MCPA Parcel ID # 2318-006-003
- Zoning: M1 Zoning
- Location: Ocala Airport Commerce Center
- Excellent location on busy SW 57th Ave
- Additional land available after 02/28/2026
- Free standing Building with 3-phase power
- 9 Dock High Doors + 3 Ground Level Doors
- Nice Office space, approximately 3,200 SF
- Large Warehouse with high bay lighting
- Very close proximity to I-75, Hwy 40, SW 60th

Available now, this exceptional commercial property in the prestigious Ocala Airport Commerce Center offers 56,781 square feet of versatile space, including 3,200 square feet of nice office space and an expansive warehouse area with 3-phase power.

Situated on a generous 4.73-acre lot with M-1 zoning, the property features ample paved areas and surplus land for additional outdoor needs. Designed for operational efficiency, the building includes nine dock doors and 3 grade level doors, ensuring seamless logistics and accessibility for large vehicles. Strategically located on SW 57th Ave, this prime property provides unparalleled connectivity to I-75 and major routes, with nearby amenities, dining, and shopping options enhancing convenience for businesses and employees alike. Ideal for companies seeking a high-visibility, well-connected location in Ocala's thriving commercial hub.

EXCELLENT PROXIMITY TO I-75 AND MAJOR OCALA/MARION COUNTY ROADS



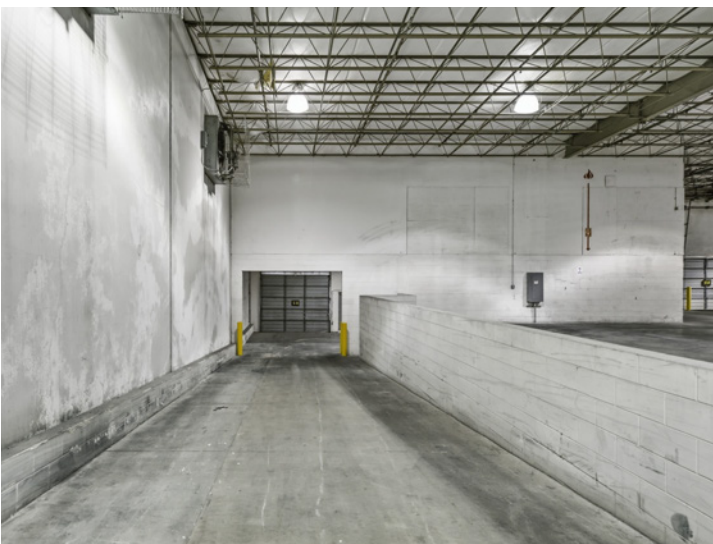
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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