

1120 N Magnolia Ave., Ocala, FL 34475



For Sale: \$5,000,000 or Lease: \$375,000 Annually

Positioned in a highly functional industrial corridor, 1118 & 1120 N Magnolia Ave along with 1100 NW 1st Ave in Ocala offer a rare opportunity to lease or purchase scalable industrial footprint in Ocala. The property consists of approximately $\pm 45,345$ SF across four buildings on ± 5.5 acres, featuring a flexible mix of warehouse, office, retail space, and laydown yard. Three of the four buildings are fire suppressed, and the office/retail components are fully climate-controlled to support administrative and operational needs.

The site is zoned M-1 (Light Industrial) and B-5 (Heavy Commercial), allowing for a wide range of uses including manufacturing, distribution, and outdoor storage. A key feature is the ± 3.26 -acre B-5 zoned laydown yard, providing ample space for equipment storage, fleet operations, or material staging—an increasingly hard-to-find component in the Ocala market.

Strategically located with convenient access to major transportation routes, this asset presents a strong opportunity for businesses looking to establish or expand their presence in the Ocala industrial market.

Serving Ocala for Over 40 years!

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