



4,800 TO 17,040 SF AVAILABLE | LEASE RATE: \$10.50/SF NNN

DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING FOR LEASE

737 N. MAGNOLIA AVE. OCALA, FL 34475

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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 LEASE

17,040 SF | 0.73 ACRES

737 N. MAGNOLIA AVE. OCALA, FL 34475



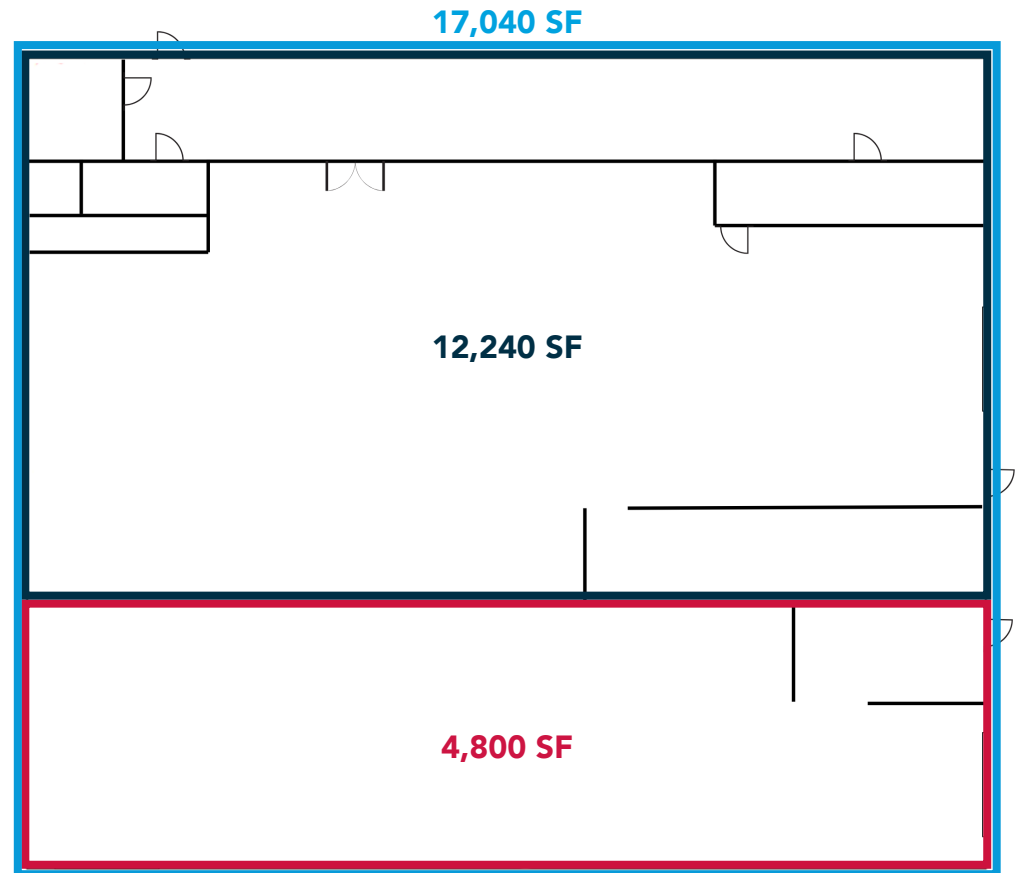
PROPERTY OVERVIEW

TOTAL SIZE:	17,040 SF 0.73 Acres (Can be demised to 4,800 and 12,240 SF)
OFFICE SIZE:	±4,000 SF
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 3 grade-level truck doors, a 142' x 20' showroom and multiple offices.

MULTIPLE CONFIGURATIONS



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PROPERTY PHOTOS



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DOWNTOWN FREE-STANDING INDUSTRIAL BUILDING AVAILABLE FOR SALE

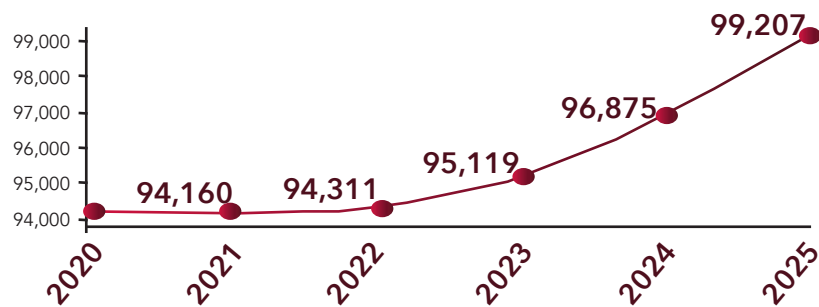
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DEMOGRAPHICS

	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	I-75: 3.2 MILES
US HWY 301: 0.3 MILES	OCALA INT'L AIRPORT: 6.3 MILES
STATE ROAD 40: 0.5 MILES	FLORIDA TURNPIKE: 26.4 MILES

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