



Available For Lease

**506 SE 3rd Ave
Ocala, FL 34471**



PROPERTY SUMMARY & PARCEL OUTLINE

Located at 506 SE 3rd Avenue in Ocala, this 30,120 sq. ft. property spans a full downtown city block with frontage on four streets. It features 5,870 sq. ft. of office space, 15 paved parking spots, and 2 docks with load levelers. The building includes a mix of office and warehouse space, with clear heights ranging from 14.5-22.5 feet. This prime downtown location offers excellent visibility and easy access, ideal for businesses needing both office and warehouse space.



PROPERTY DETAILS & SPECIFICATIONS

Address: 506 SE 3rd Ave, Ocala, FL 34471

Type: Industrial Warehouse

Total SF: 30,120

Acreage: 1.34

Dock Doors: 2

Clear Height: 22.5'

Building Class: C

Year Built: 1972





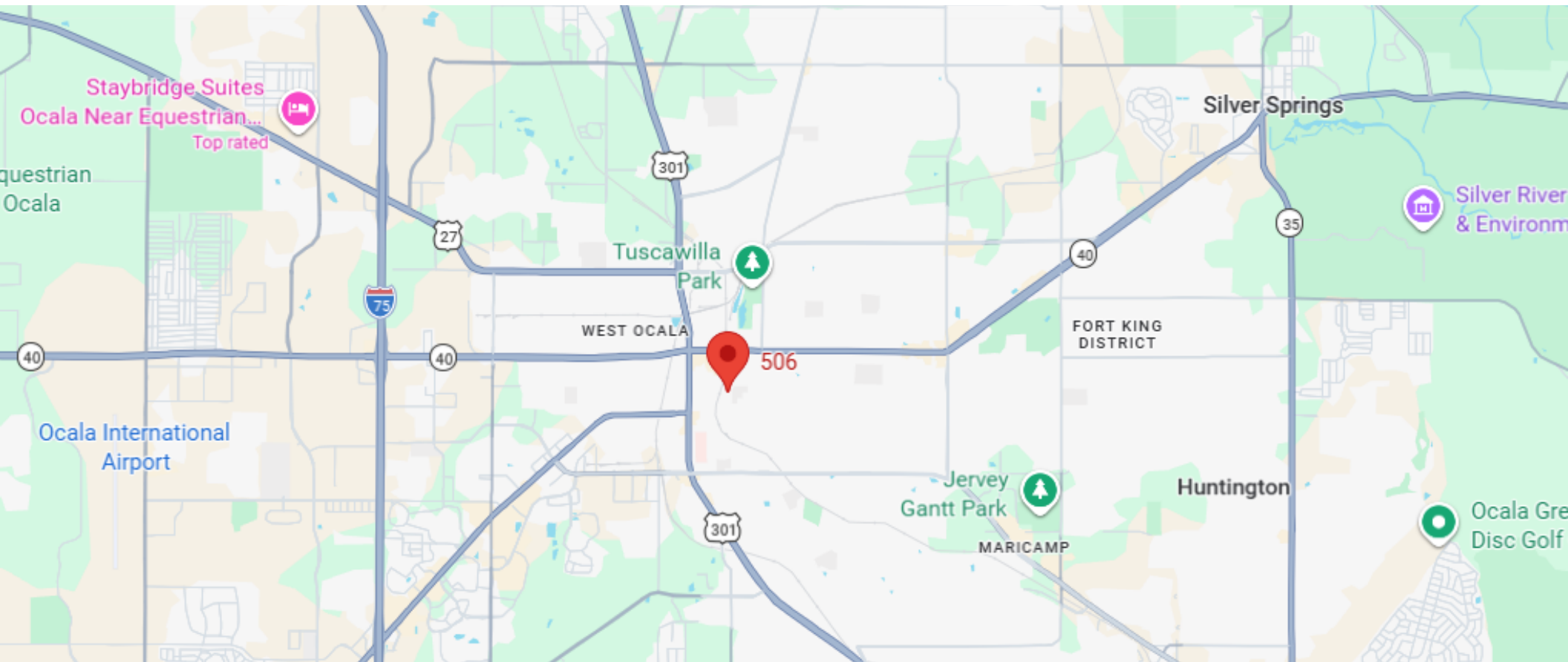
PRIME INDUSTRIAL LOCATION - (OCALA, FL)

Ocala, FL is one of Florida's fastest-growing industrial and logistics markets, strategically positioned in the heart of the state along the I-75 corridor. Its central location provides efficient access to major population centers including Orlando, Tampa, Jacksonville, Miami, and Atlanta, making it an ideal hub for regional distribution, manufacturing, and e-commerce operations. \ The market continues to attract national occupiers due to its lower operating costs, available workforce, and strong transportation infrastructure. Ocala benefits from direct access to I-75, the Florida Turnpike, CSX rail service, and the Ocala International Airport, while offering industrial rents that remain competitive compared to larger Florida metros. Significant investment in new logistics parks and Class A warehouse developments further reinforces Ocala's emergence as a premier industrial destination in the Southeast.

LOCATION KEY DISTANCES

Orlando - 78.3 Miles

I-75 - 3.4 Miles





Jay Barkstrom



Leasing Officer



(315) 299-9266



Jay@IronHornEnterprises.com

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