

# INDUSTRIAL LAND FOR LEASE

6300 W HWY 318, REDDICK, FL 32686

**BUILD-TO-SUIT UP TO 24± AC | CONTACT FOR PRICING**



0.88 MILES TO US HWY 441

**W HWY 318**

1.33 MILES TO



**JON THOMAS**

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

6300 W HWY 318, REDDICK, FL 32686

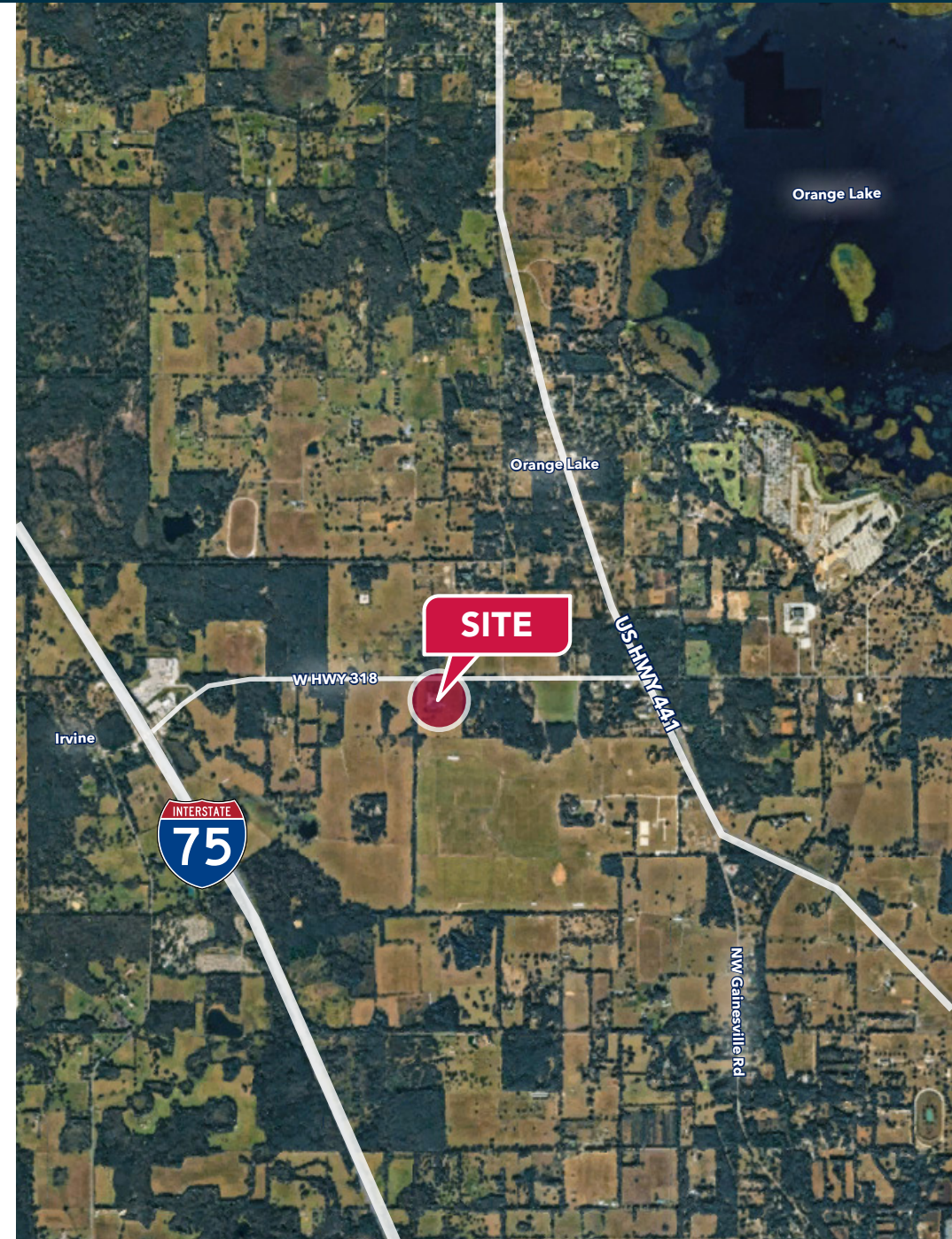
**ADDRESS** 6300 W HWY 318

**PARCEL SIZE** 24 ± ACRES

**ZONING** M1

**JURISDICTION** MARION COUNTY

**PARCEL ID** 03193-000-00



# PROPERTY DETAILS

6300 W HWY 318, REDDICK, FL 32686

A rare build-to-suit opportunity in one of North Central Florida's most strategically positioned corridors. This site offers flexible development options including Industrial/Flex, Intermodal Outdoor Storage (IOS), and Office configurations – making it an ideal fit for a wide range of users and industries.

Situated at the midpoint between Gainesville and Ocala, the property provides direct access to both I-75 and US 441, placing tenants and owners within easy reach of two growing MSAs. Whether your operation requires last-mile distribution, heavy equipment storage, professional office space, or a combination of uses, this site delivers the flexibility and connectivity to support it.

## HIGHLIGHTS

- A rare build-to-suit opportunity in one of North Central Florida's most strategically positioned corridors.
- Flexible development options including Industrial/Flex, Intermodal Outdoor Storage (IOS), and Office configurations
- Ideal fit for a wide range of users and industries
- Strategically positioned at the midpoint between Gainesville and Ocala
- Direct access to both I-75 and US 441
- Within easy reach of two growing MSAs
- Suitable for last-mile distribution, heavy equipment storage, professional office space, or a combination of uses
- Site flexibility and connectivity to support a variety of operational needs



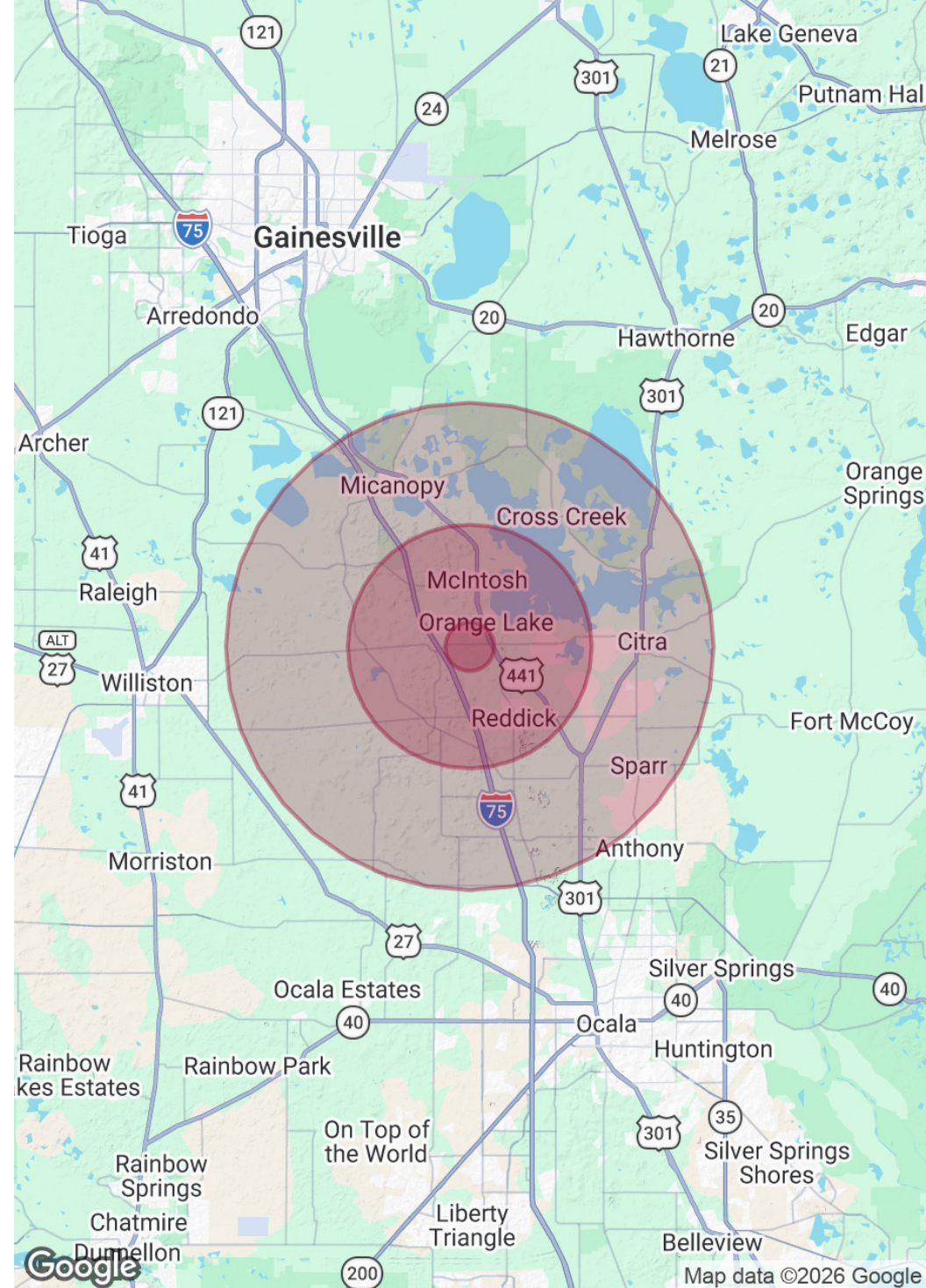
# DEMOGRAPHICS MAP & REPORT

6300 W Highway 318, Reddick, FL 32686

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	417	5,826	22,279
Average Age	37.1	46.0	45.2
Average Age (Male)	38.4	45.2	44.9
Average Age (Female)	34.9	45.1	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	165	2,316	7,520
# of Persons per HH	2.5	2.5	3.0
Average HH Income	\$85,884	\$82,680	\$80,740
Average House Value	\$261,322	\$249,373	\$272,840

2023 American Community Survey (ACS)



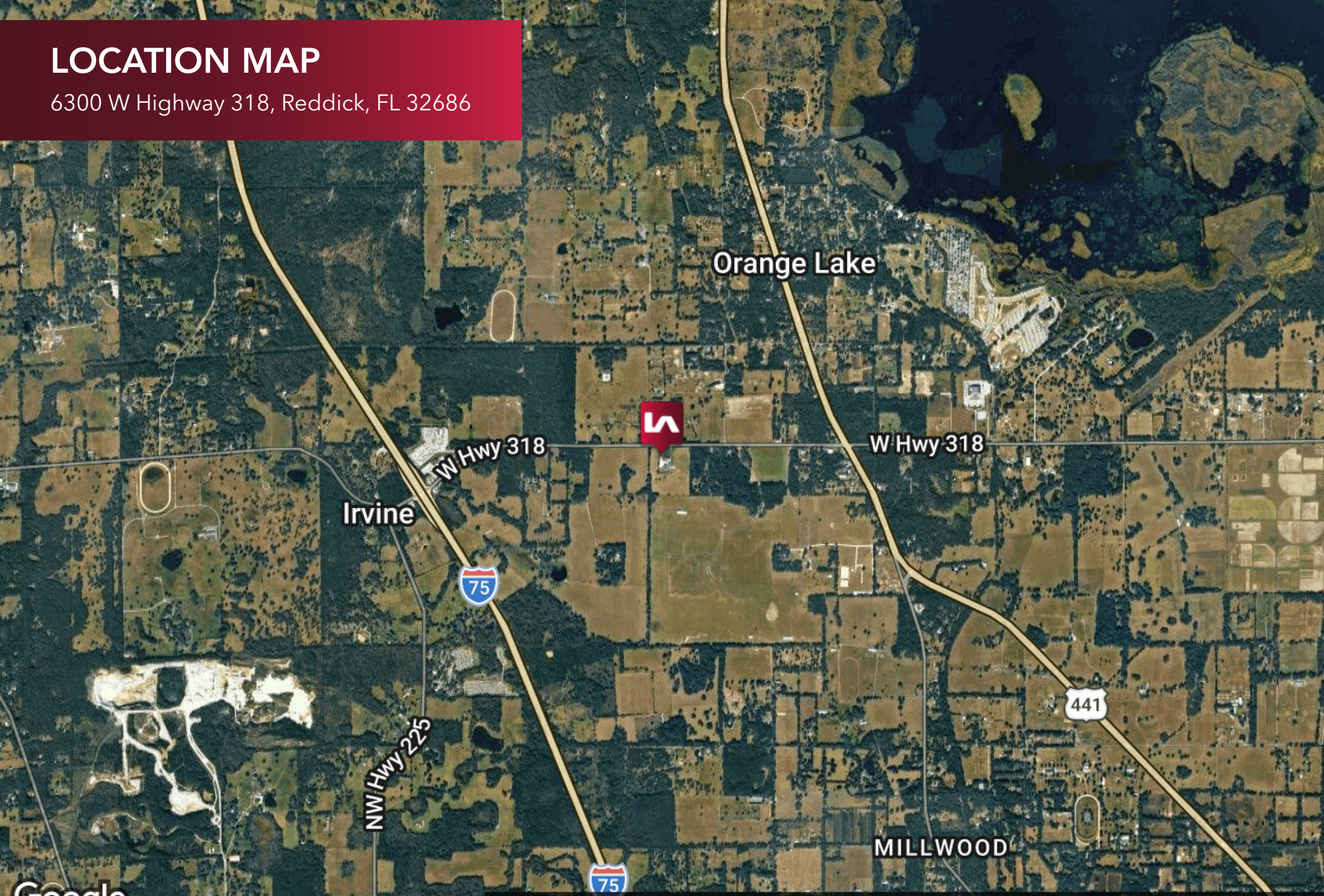
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# LOCATION MAP

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