



# 1031 NE 16TH STREET OCALA, FL 34470

FOR SALE AT \$1,899,000

Prime location  
M-1 Zoning  
15,000 SF  
1.32 Acres



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## PROPERTY HIGHLIGHTS



- Location: Situated in central Ocala, Marion County, within a Federal Opportunity Zone (eligible for tax incentives and capital gains advantages).
- Zoning: M-1 (Light Industrial), permitting a wide range of manufacturing, distribution, and commercial uses.
- Logistics: Located 5 miles from I-75 with quick access to major Ocala thoroughfares.
- Total Ground-Floor Footprint: 15,000 square feet.
- Lot Size: 1.32-acre parcel.
- Vertical Storage: An additional 3,100-square-foot mezzanine storage area.
- Wall Height: 20-foot flexible wall height in the manufacturing/production zone.
- Insulation: Perimeter-insulated facility.
- Power Supply: Heavy-duty 3-phase/240 power.
- Loading Bays: Dual dock-high doors and one ground-level loading bay.
- Exterior Layout: Features asphalt paving, concrete pads for parking/fleet storage, a commercial chain-link fence, retaining walls, and secure entry/exit doors.
- Functional Spaces: Includes a manufacturing/production zone, warehouse service space, an expansive open training/assembly room, and dedicated administrative office space.
- High-Security / Specialized Section: A core area built with reinforced concrete block walls and a heavy-duty girder system, creating a structurally isolated footprint ideal for specialized equipment, containment, or high-security storage.



# Property Synopsis

Position your business or next investment for massive growth with this versatile industrial asset perfectly situated in busy central Ocala. Stand-alone industrial assets combining this scale, M-1 zoning, and logistical positioning are exceptionally rare in the Marion County market. Offering a total of 15,000 square feet of ground-floor footprint on a 1.32-acre parcel, this property features M-1 (Light Industrial) zoning, allowing for a wide range of manufacturing, distribution, and commercial uses. Adding significant value to your portfolio, the property is located within a Federal Opportunity Zone, unlocking substantial tax incentives and long-term capital gains advantages for proactive investors.

The facility is perimeter-insulated and exceptionally functional for a wide variety of industrial operations. Engineered for seamless logistics, the facility features heavy-duty 3-phase/240 power alongside dual dock-high doors and a convenient ground-level loading bay.

The interior layout offers great versatility, featuring a manufacturing and production zone with a flexible 20-foot wall height, efficient warehouse service space, an expansive open training or assembly room, and dedicated office space to handle administrative needs. A core portion of the building features reinforced concrete block walls with a heavy-duty girder system, providing an incredibly secure, structurally isolated footprint that is ideal for specialized equipment, specialized containment, or high-security storage. Additionally, a 3,100-square-foot mezzanine storage area maximizes vertical capacity without compromising the main floor footprint.

The exterior is well engineered for heavy-duty operational flow with ample asphalt paving and concrete pads for extensive parking, fleet storage, or seamless truck maneuvering. The perimeter features a commercial chain-link fence and retaining walls as well as security doors on the entry/exit points. Located just moments from major Ocala thoroughfares, this property blends unbeatable logistical positioning with excellent local market demographics. An easy 5 miles to I-75 via several major roadways, this is a highly accessible location for businesses that need quick access to major transportation arteries.

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



# PROPERTY PHOTOS



PROPERTY PHOTOS ↘



PROPERTY PHOTOS ↘



## Opportunity Zone Maps – 1031 NE 16th St

Parcel Map from the Marion County Property Appraiser



Opportunity Zone Information – Parcel Appears to be located in an Opportunity Zone per HUD mapping  
<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

<https://opportunityzones.hud.gov/resources/map>

<https://ocalacep.com/cep-news/nine-opportunity-zones-in-marion-county-designated-by-the-treasury>

<https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>

