



For Lease: \$12.00 SF



**5970 SW 1st Avenue,
Ocala, FL 34474**

Parcel ID #: 2318-007-001

For Lease \$12.00 SF

M-1 Zoning

1310 SF Office Space



Josh Markham, Property Manager

Broker: Wiechens Realty, Inc.

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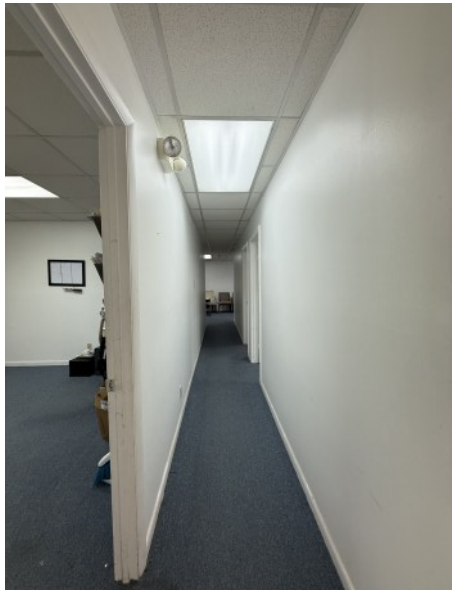


PROPERTY OVERVIEW:

- **Available Now - 1,310 SF Office Suite**
- **Excellent Visibility & Access** just off high-traffic SW 60th Ave
 - ◇ **17,800 AADT** providing strong exposure
- **Flexible M-1 Zoning** ideal for office, service, or light industrial users
- **Professional Office** featuring:
 - ◇ Welcoming reception area for clients and visitors
 - ◇ Four private offices for focused work
 - ◇ Large open work area at the rear—perfect for team collaboration or light operations
 - ◇ One private restroom
- **Versatile Space** designed to accommodate a wide range of business uses



PROPERTY PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.