



For Lease: \$12.00 SF + NNN



**3755 SW 74th Ave, All Units,
Ocala, FL 34474**

Parcel ID #: 23824-002-04

M-2 Zoning

Units 1, 2 and 3 available as
one or as 3 individual units

For Lease: \$12.00 SF + \$2.10 Estimated NNN



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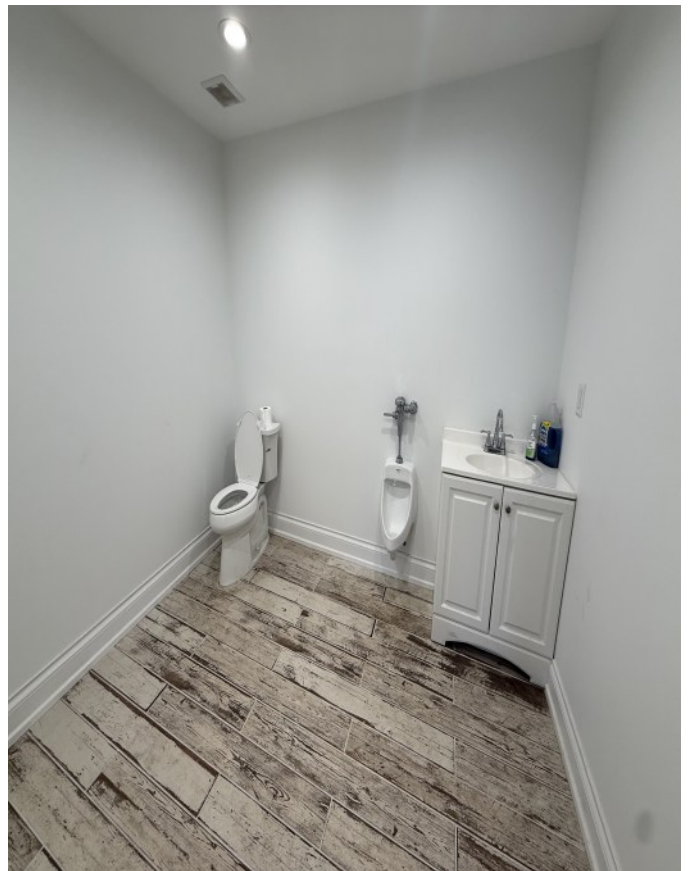


PROPERTY OVERVIEW:

- ◆ Immediate occupancy available for this versatile **5,400 SF** warehouse property on 0.56 AC
- ◆ **Flexible leasing options** — lease the full building or individual 1,800 SF units
- ◆ Strategic location just off SW 38th Street and SW 74th Avenue with convenient access to major thoroughfares
- ◆ Functional free-span construction ideal for warehouse, distribution, storage, and service users
- ◆ Multiple grade-level roll-up doors provide efficient loading and operational flow
- ◆ **Fully fenced** site offers enhanced security for equipment, inventory, and vehicle storage
- ◆ Seven marked **parking** spaces with room for operational flexibility
- ◆ Ideal for contractors, service businesses, storage, fleet operations, and light industrial users
- ◆ **Unit 1** features a 14' front grade-level roll-up door and a 12' rear roll-up door.
- ◆ **Units 2 and 3** each include front and rear 12' grade-level roll-up doors.
- ◆ **Unit 2** is equipped with one restroom, providing added convenience for tenant.
- ◆ Flexible layout accommodates a variety of operational and occupancy needs



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.