



For Lease: \$12.50 SF + NNN



**5042 W Hwy 40, Unit 101,
Ocala, FL 34482**

Parcel ID #: 2318-003-002

M-1 Zoning

For Lease \$12.50 SF + \$2.57 Estimated NNN

15,000 SF Warehouse



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PROPERTY OVERVIEW:

High-Visibility Distribution Hub | 15,000 SF Prime Industrial Space on W HWY 40

Space & Configuration

- ⇒ **Total Area: 15,000 SF** versatile industrial facility
- ⇒ **Showroom & Office: 3,000 SF** climate-controlled space
- ⇒ **Warehouse Area: 12,000 SF** dedicated operations space
- ⇒ **Restrooms:** Two fully equipped restrooms

Logistics & Loading

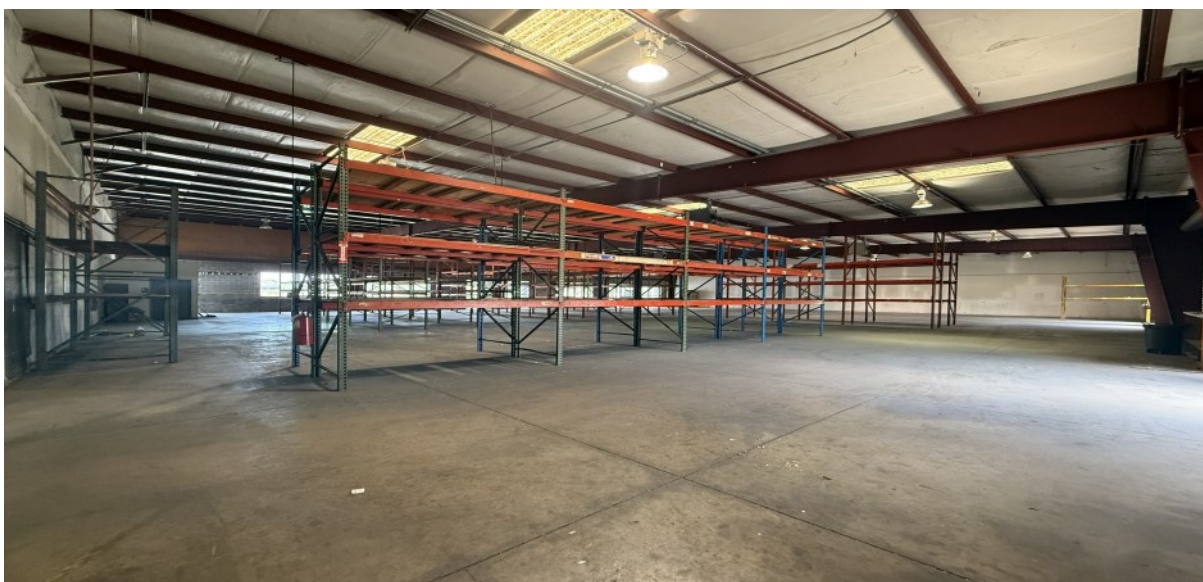
- ⇒ **Dock-High Doors: Three dock-high doors** for efficient distribution
- ⇒ **Grade-Level Access: One drive-in ramp door** for flexible loading
- ⇒ **Truck Yard:** Ample common-area space for easy maneuverability
- ⇒ **Bonus Storage:** Existing warehouse racking available for inclusion

Location & Exposure

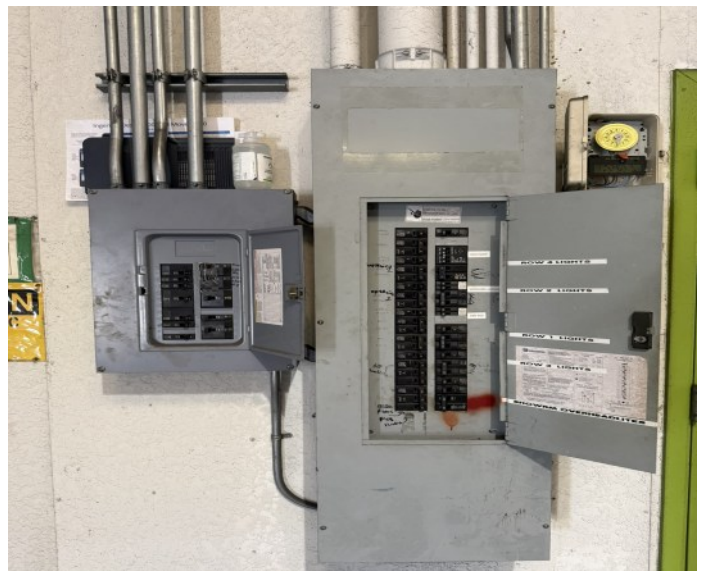
- ⇒ **High Visibility:** Prominent frontage along busy **HWY 40**
- ⇒ **Traffic Count:** Clear exposure to **29,500 AADT** vehicles daily
- ⇒ **Signage:** Dedicated roadside branding opportunities available
- ⇒ **Zoning:** Flexible **M-1 zoning** permitting diverse industrial uses

Financials

- ⇒ **Base Rent: \$12.50 / SF**
- ⇒ **CAM Fees: \$2.57 / SF**
- ⇒ **Availability:** Ready for immediate occupancy



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.

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