



1031 NE 16TH STREET OCALA, FL 34470

FOR LEASE AT \$9/SF + NNN

Prime location

M-1 Zoning

15,000 SF

1.32 Acres

3-Phase/240 Power

2 Dock High Doors

1 Ground Level Door



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PROPERTY HIGHLIGHTS



- Location: Situated in central Ocala, Marion County, within a Federal Opportunity Zone (For Building Owners - 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 for growth with this versatile industrial facility in the heart of central Ocala with easy access to all major transit corridors! Offering 15,000 square feet of ground-floor space on a 1.32-acre parcel, this facility is available for lease and ready to support a wide range of manufacturing, distribution, and commercial operations. Standalone industrial spaces combining this scale, M-1 zoning, and logistical positioning are rarely available in the Marion County market.

The facility is perimeter-insulated and built for prime industrial use with heavy-duty 3-phase/240 power, dual dock-high doors, and a ground-level loading bay. The interior layout is highly flexible — featuring a manufacturing and production zone with a 20-foot wall height, warehouse service space, an expansive open training or assembly room, and dedicated administrative office or retail space.

A core section built with reinforced concrete block walls and a heavy-duty girder system creates a structurally isolated footprint ideal for specialized equipment, containment, or high-security storage. A 3,100-square-foot mezzanine adds vertical storage capacity without touching your main floor.

Outside, the property supports heavy operational flow — ample asphalt lay down yard, concrete pads for parking and fleet storage, and generous room for truck maneuvering. A commercial chain-link perimeter fence, retaining walls, and secured entry/exit points keep operations and inventory protected. Just 5 miles from I-75 via several major Ocala thoroughfares, this location puts your business exactly where it needs to be.

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



PROPERTY PHOTOS



PROPERTY PHOTOS ↘



PROPERTY PHOTOS ↘

