



451 SW 57TH AVE OCALA, FL 34474

56,781 SF AVAILABLE NOW

Prime location

M-1 Zoning

4.73 Acres

Large format commercial building



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PROPERTY HIGHLIGHTS AND RATES



Lease Rates:

- \$8.75/SF NNN
- 3% Annual escalators

NNN Rates:

ESTIMATED 2026 CAM <Updated 02/10/2026>	Annual	Monthly
Fire Suppression Dues	\$ 10,000.00	\$ 833.33
Grounds Maintenance	\$ 4,800.00	\$ 400.00
Real Estate Taxes	\$ 59,344.07	\$ 4,945.34
Insurance	\$ 37,303.80	\$ 3,108.65
Property Totals	\$ 111,447.87	\$ 9,287.32
Mgmt Fees @5% (@\$8.75/sf)	\$496,833.75	\$ 24,841.69
Total CAM	\$ 136,289.56	\$ 11,357.46
	Price per SF @ 56,781:	\$2.40

Property Highlights:

- MCPA Parcel ID # 2318-006-003
- Zoning: M1 Zoning
- Location: Ocala Airport Commerce Center
- Excellent location on busy SW 57th Ave
- Additional land available after 02/28/2026
- Free standing Building with 3-phase power
- 9 Dock High Doors + 3 Ground Level Doors
- Nice Office space, approximately 3,200 SF
- Large Warehouse with high bay lighting
- Very close proximity to I-75, Hwy 40, SW 60th



PROPERTY PHOTOS



PROPERTY PHOTOS



