

GUS GALLOWAY REALTY, INC.

5312 SW 6th Pl
Ocala, FL 34474



*Gus Galloway Realty, Inc
240 SE 17th St.
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Charles@gusgalloway.com*

Serving Ocala for Over 40 years!

**CHARLES WHITE
SALES ASSOCIATE**



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Property Description

Now available for lease, 5312 SW 6th Place in Ocala, Florida, offers a rare opportunity to occupy a Class AAA industrial building within the Ocala Airport Commerce Center (OACC). This fully air-conditioned, concrete tilt-wall facility provides 102,400 square feet of flexible space, making it ideal for a wide variety of industrial users. The building features an 89,600 square foot footprint along with an additional 12,600 square feet of second-floor office space, currently built out as a high-end call center. With some retrofit, this versatile facility can accommodate manufacturing, distribution, logistics, or specialized industrial operations.

Situated on 9.88 acres and zoned M-1 (light industrial), the property is strategically located just 1.2 miles from the I-75 and SR 40 interchange, offering excellent access to major transportation routes. The Ocala Airport Commerce Center is a well-established business park with modern infrastructure and close proximity to the Ocala International Airport, making it a strong choice for regional or national operations.

We are here to meet your specific space needs with flexibility in mind and a leasing structure that fits your budget. A 50/50 commission split is offered to tenant representatives on a 10-year lease. If you or your client are seeking quality industrial space in one of Florida's fastest-growing markets, this property delivers unmatched value and potential.

Please contact us today to schedule a private tour or to discuss how we can assist in securing your next industrial space.

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Aerial



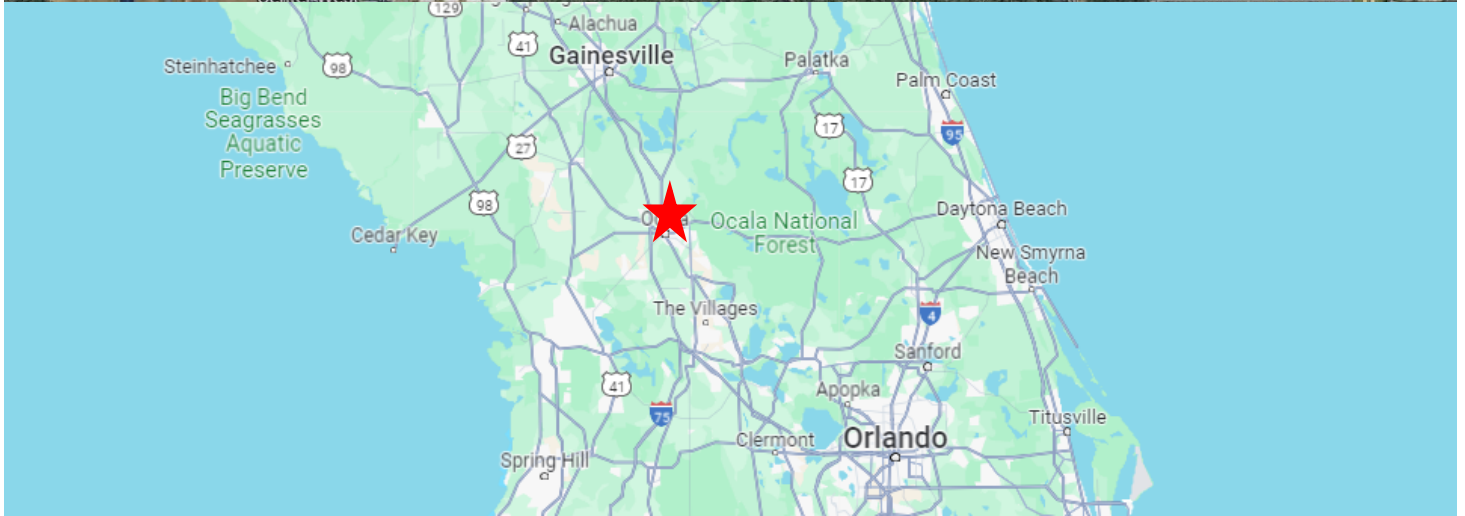
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Property Photos



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