

GUS GALLOWAY REALTY, INC.

2500 NW 6th St.
Ocala, FL 34474



For Lease \$12.50 PSF + NNN

Great flex warehouse located within the city limits of Ocala, ideally situated between SR 40 and US 27 with quick and easy access to Interstate 75 and all major Ocala amenities. The property consists of a $\pm 21,000$ SF steel building on ± 0.86 acres, zoned M-1 (Light Industrial). Constructed in 2023, the building features 5 individual units with varying levels of office and warehouse.

Unit 103 – Currently Available: $\pm 4,000$ SF featuring 18' eave height, one (1) 10' x 12' grade-level truck door with drive-in accessibility, $\pm 1,000$ SF air-conditioned showroom/office, restroom, and M-1 zoning allowing for a wide range of industrial uses.

Serving Ocala for Over 40 years!

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