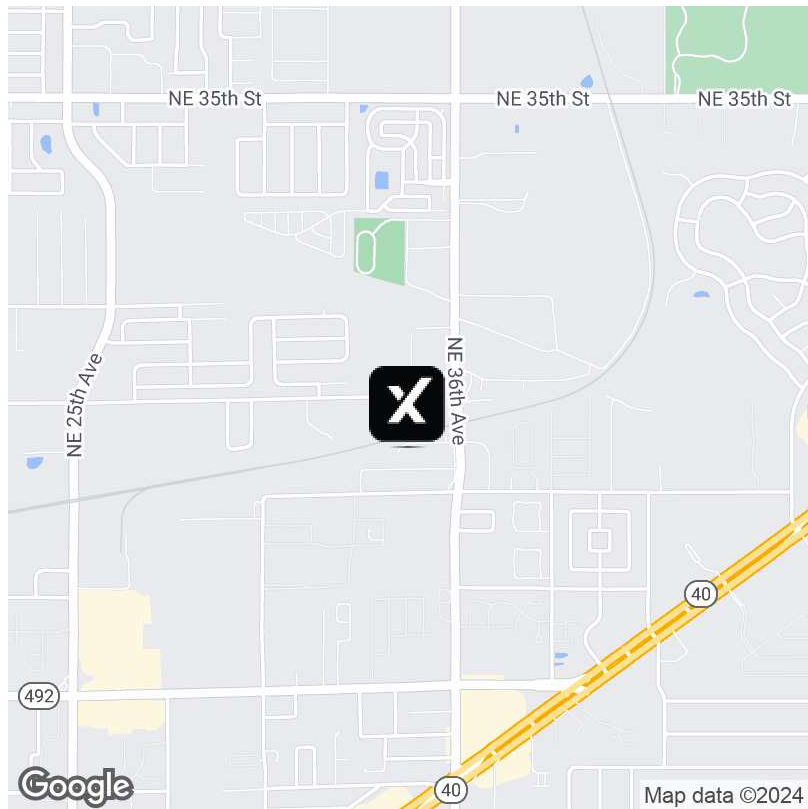


FOR LEASE | Griffin Industrial Park

2200 NE 36TH AVENUE, OCALA, FL 34470



Offering Summary

Lease Rate:	\$11.34 SF/yr (NNN)
Building Size:	6,360 SF
Available SF:	1,500 SF
Lot Size:	0.64 Acres
Year Built:	2003
Zoning:	M-2

Property Overview

Introducing a prime opportunity for your business in Ocala, FL! This aesthetically pleasing 1500 sqft office/warehouse unit boasts a strategic location that seamlessly combines convenience and functionality. Step into a modern 300 sqft office space featuring two restrooms, providing comfort and convenience for your team and clients alike. Need storage or manufacturing space? Look no further than the expansive 1200 sqft warehouse area, complete with a grade-level 12' roll-up door for easy access to shipments and equipment. Benefit from city water/sewer utilities, ensuring seamless operations without any hassle. And with ample parking available, you and your clients will never have to worry about finding a spot. Don't miss out on this opportunity to elevate your business in Ocala. Schedule a viewing today and experience the perfect blend of style and practicality for your company. This is a sub-lease, all of current tenant's belongings/business assets will be removed from the premises before sub-lease to commence. Additional monthly fee for common area maintenance \$238.75/month (\$6.28/sf).

Property Highlights

- \$1,417.50/month remainder of 2024
- \$1,488.37/month 2025
- Subject to existing lease which expires 12/31/2025
- 1500 Sq Ft
- Incl 300sq ft office

Drew Hetherington

303.928.0177

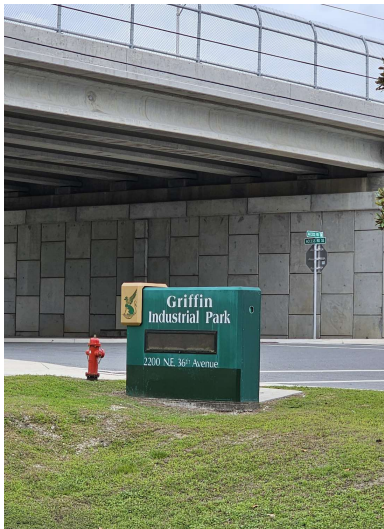
drew.hetherington@expcommercial.com



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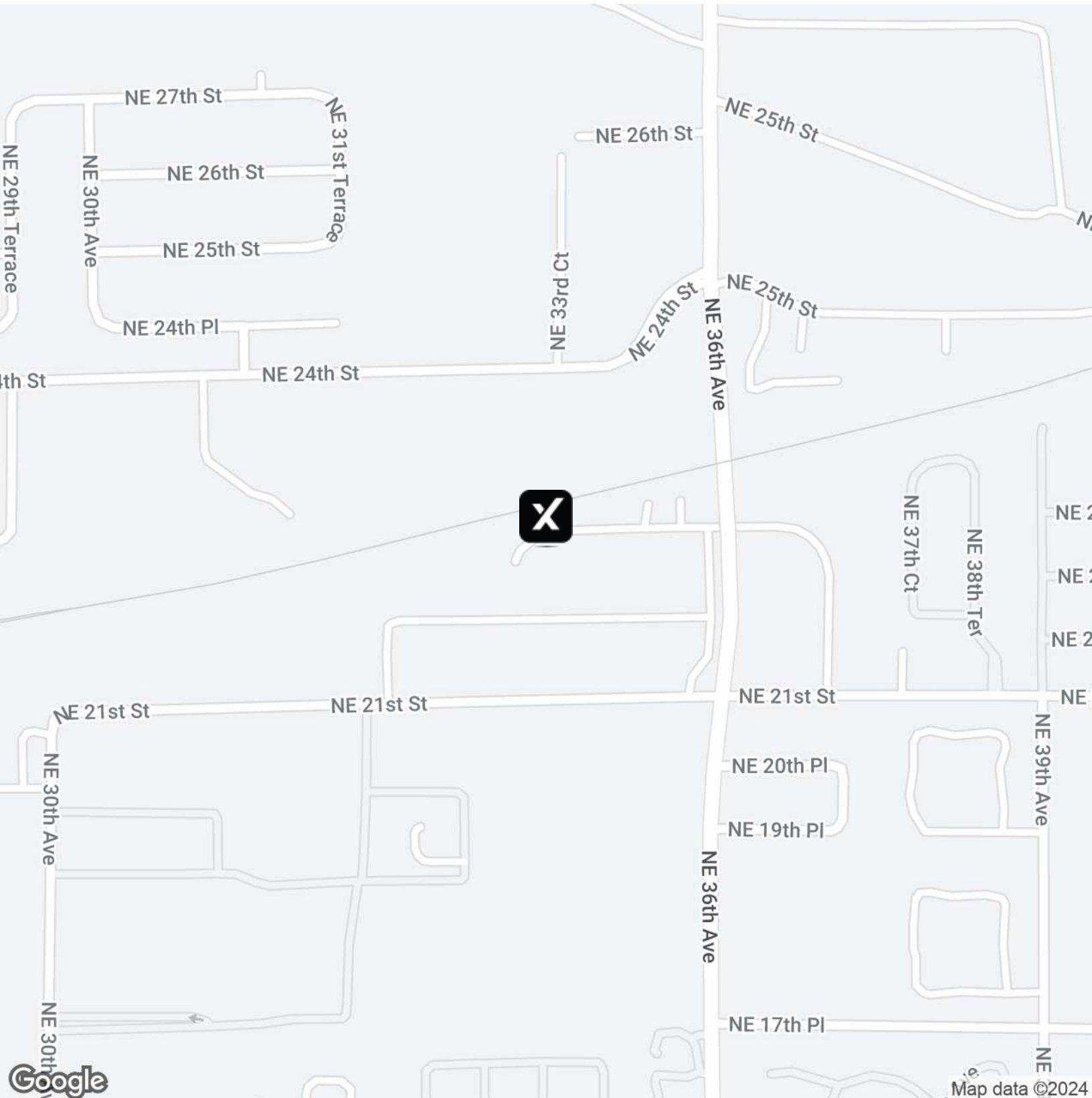
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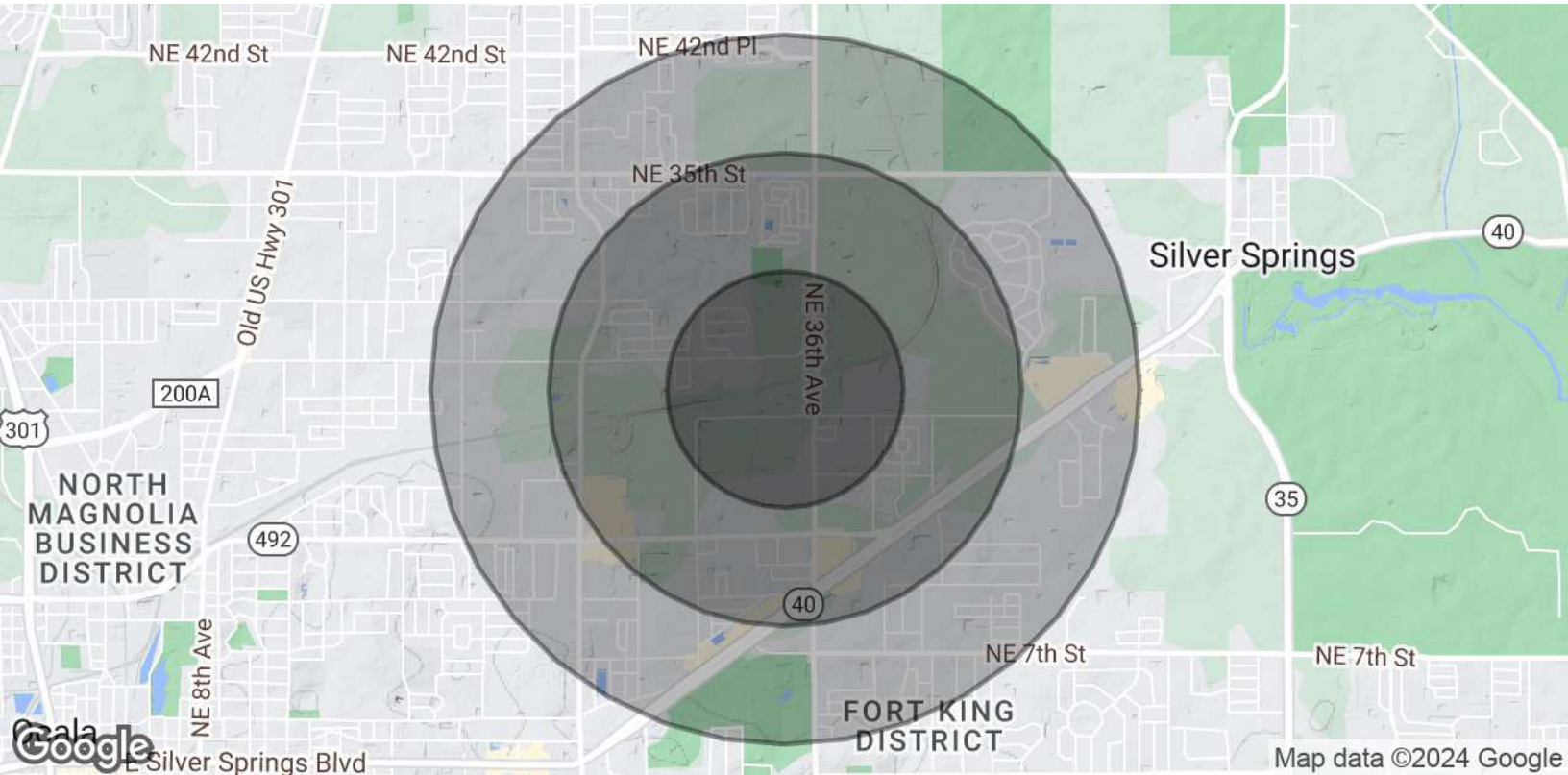
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FOR LEASE

Griffin Industrial Park

2200 NE 36TH AVENUE, OCALA, FL 34470



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	962	4,192	10,440
Average Age	50.5	46.9	42.4
Average Age (Male)	29.9	32.7	34.8
Average Age (Female)	54.4	49.9	44.4

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	574	2,353	5,376
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$56,678	\$51,797	\$47,554
Average House Value	\$129,473	\$128,164	\$116,757

* Demographic data derived from 2020 ACS - US Census

Drew Hetherington

303.928.0177

drew.hetherington@expcommercial.com



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