



SW 46th Avenue, Ocala, FL 34474

FOR LEASE / SALE

OCALA COMMERCE CENTER

3 Class A Industrial Buildings
48,300 - 174,200 SF Available
48 Trailer Parking Spaces
Immediate Proximity to I-75
Build to Suit





BUILDING 100:

BUILDING 200:

BUILDING 300:

BUILDING SPECIFICATIONS ²

BUILDING SIZE	48,300 SF	105,000 SF	174,200 SF
CONSTRUCTION TYPE	Tilt Wall	Tilt Wall	Tilt Wall
BUILDING DIMENSIONS	230' X 210'	500' X 210'	670' X 260'
LOADING DESIGN	Rear Load	Rear Load	Front Load
OFFICE SPACE	Build to Suit	Build to Suit	Build to Suit
CEILING HEIGHT	30'	32'	36'
COLUMN SPACING	50' x 54'	50' x 54'	50' x 54'
SPEED BAY	65'	65'	65'
EMPLOYEE PARKING	40 Spaces	90 Spaces	132 Spaces
TRAILER PARKING	None	None	48 Spaces
LOADING DOORS	14 (9' x 10')	30 (9' x 10')	40 (9' x 10')
DRIVE IN DOOR	1 (12' X 14')	2 (12' X 14')	2 (12' x 14')
TRUCK COURT DEPTH	135'	135'	205'
POWER	800 Amps (3-Phase)	1,000 Amps (3-Phase)	1,200 Amps (3-Phase)
WAREHOUSE LIGHTING	LED	LED	LED
SPRINKLER	ESFR	ESFR	ESFR
ROOF	TPO (R-11 Rating)	TPO (R-11 Rating)	TPO (R-11 Rating)
SLAB (4,000 PSI)	6" Reinforced	6" Reinforced	6" Reinforced
UTILITIES	City of Ocala	City of Ocala	City of Ocala
ZONING	Industrial	Industrial	Industrial

KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	5 MILE	10 MILE	20 MILE
POPULATION	3,595,810	9,476,740	19,845,571
HOUSEHOLDS	1,366,853	3,738,704	7,811,339
HOUSEHOLD INCOME	\$77,389	\$77,148	\$80,306

OCALA



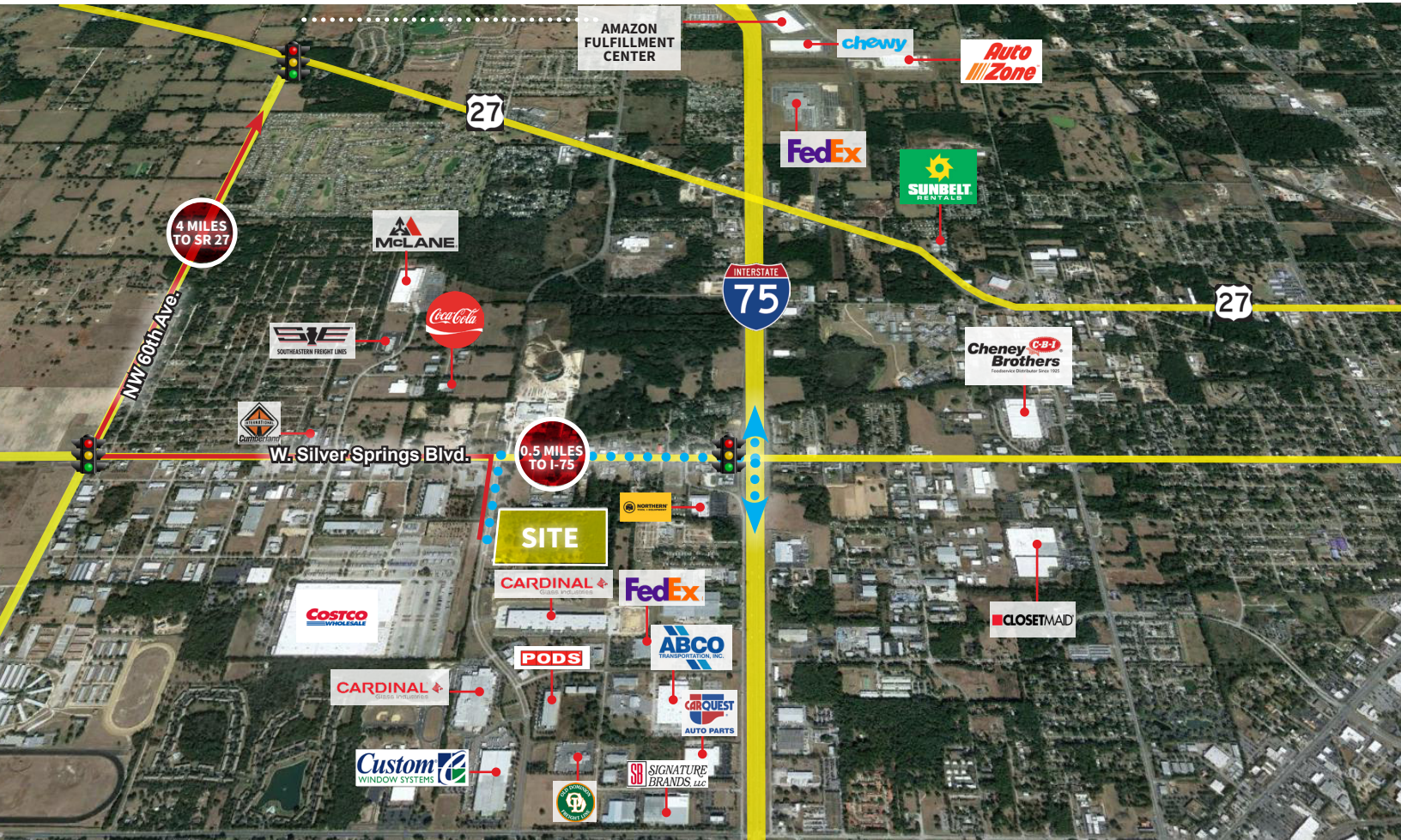
Ocala is already home to over 23 million square feet of industrial space, with over 24,700 employed in the Distribution, Supply Chain & Logistics businesses.



Key benefits include:

Ocala is strategically located in North Central Florida, providing easy access to major markets such as Tampa, Orlando, Jacksonville, and Miami. It is intersected by major transportation arteries like Interstate 75, US Highway 441, and US Highway 301, making it convenient for logistics and distribution activities.

Ocala has an extensive transportation infrastructure, including the Ocala International Airport, which can accommodate cargo and corporate aviation needs. Additionally, it is within a few hours' drive of several major seaports, including the Port of Jacksonville and Port Tampa Bay, facilitating import and export opportunities.



MAJOR HIGHWAYS & NEIGHBORS

Ocala Commerce Center is conveniently located in Ocala with excellent access to I-75 and SR 27. Ocala was developed as a regional distribution hub for a diversity of users due to its connectivity with key Florida markets, as well as its proximity to I-75 which is a key thoroughfare servicing majority of the inbound freight consumed within the state of Florida.



0.3 MILES



0.5 MILES



2.4 MILES



31 MILES



70 MILES



83 MILES



**OCALA COMMERCE
CENTER**

Major Cities

Orlando	78 Miles
Tampa	95 Miles
Jacksonville	105 Miles
Miami	302 Miles
Savannah, GA	242 Miles
Atlanta, GA	363 Miles

Major Transportation Hubs

Ocala Int'l Airport	3 Miles
Orlando Int'l Airport	79 Miles
Tampa Int'l Airport	103 Miles
Miami Int'l Airport	305 Miles
Port of Tampa	98 Miles
Port of Miami	305 Miles



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