

PERMIT READY BUILD TO SUIT



M2 ZONING

Class A Industrial Park
Ocala MSA Logistics Cluster
Immediate Frontage on I-75

FOR SALE OR LEASE

UP TO 3
BUILDINGS

&

**OUTDOOR
STORAGE**

268,700 SF



CONTACT

US NOW

Erin Freel, CCIM

813-478-1735

Erin@TheBoydGroup.com

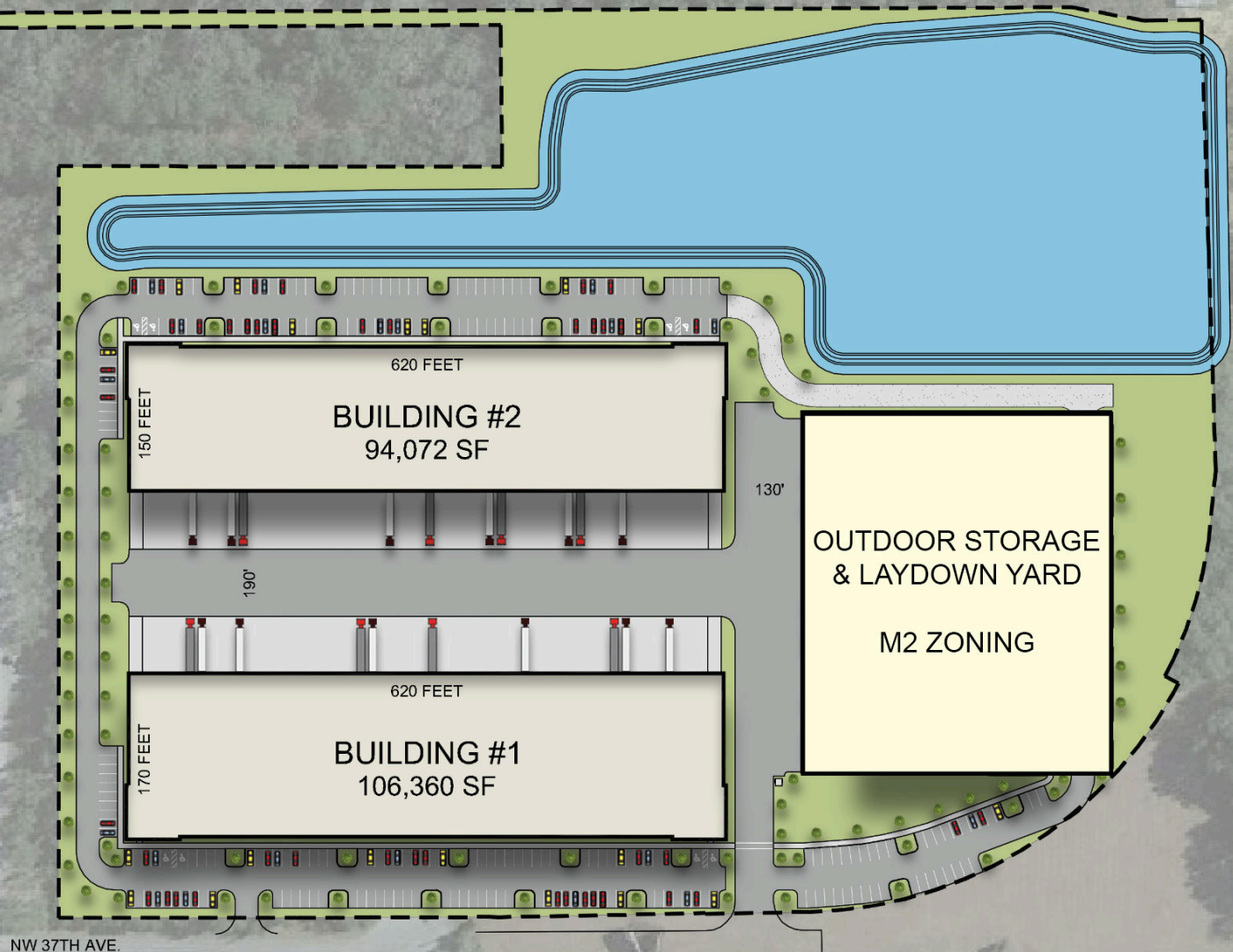
Joe Krim, Broker

352-895-9040

JKrim@TheBoydGoup.com

- **OCALA IS THE #1 FASTEST GROWING METRO IN THE UNITED STATES**
- **70% OF ALL TRUCK TRAFFIC IN FLORIDA TRAVELS ON I-75 IN OCALA**
- **1-DAY SHIPPING TO 65 MILLION CONSUMERS AND 2-DAY SHIPPING TO 230 MILLION CONSUMERS**

2 BUILDINGS + OUTDOOR STORAGE

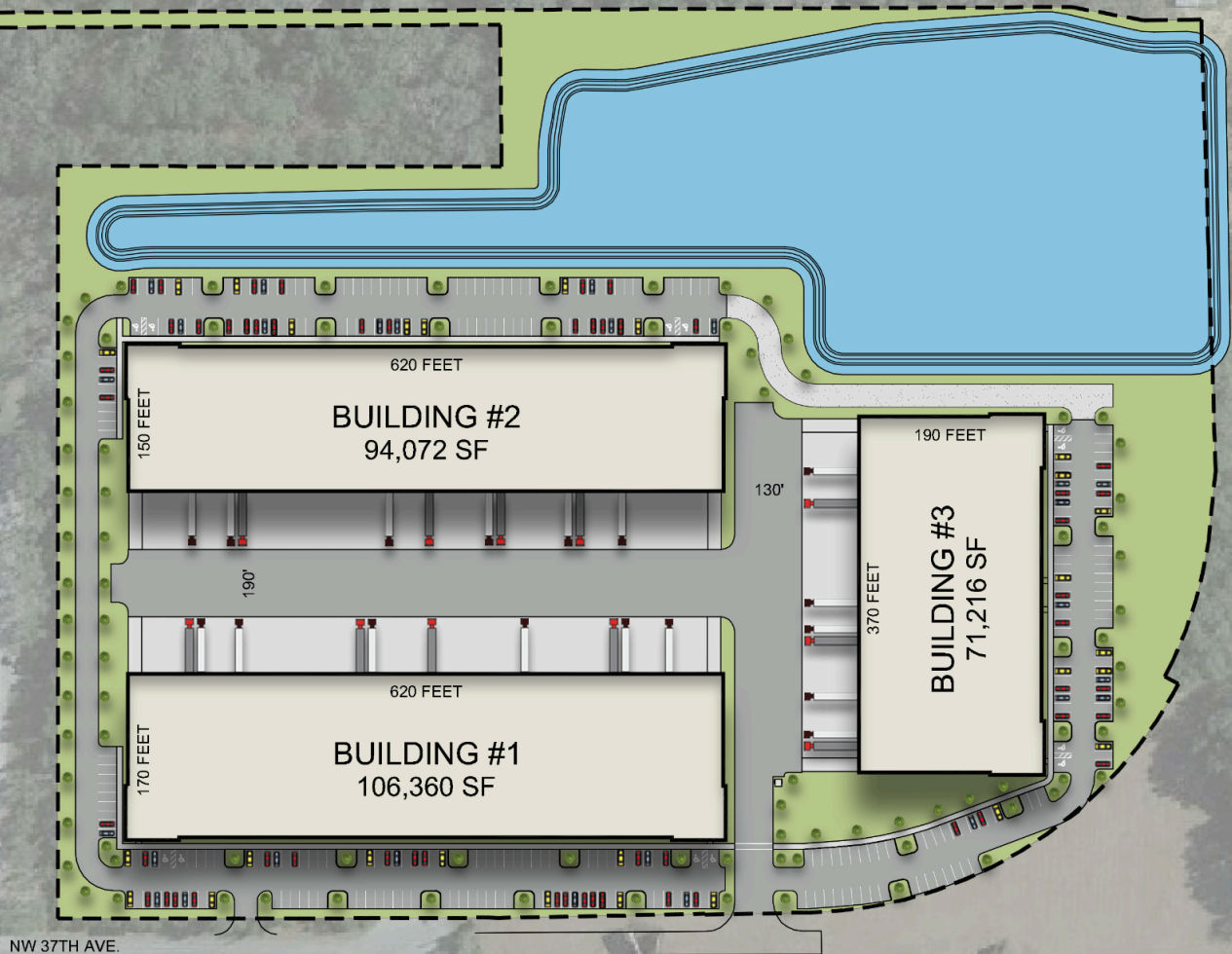


EXTERIOR

- **Class A Institutional Bldg**
- **Tilt-wall performance concrete**
- **Concrete Truck Aprons**
- **60' wide truck court**
- **190 feet between buildings**

INTERIOR

- **ESFR Fire Suppression**
- **60' speed bay**
- **Clear story windows**
- **55' x 60' Column Spacing**
- **Demisable to 20,000 SF**

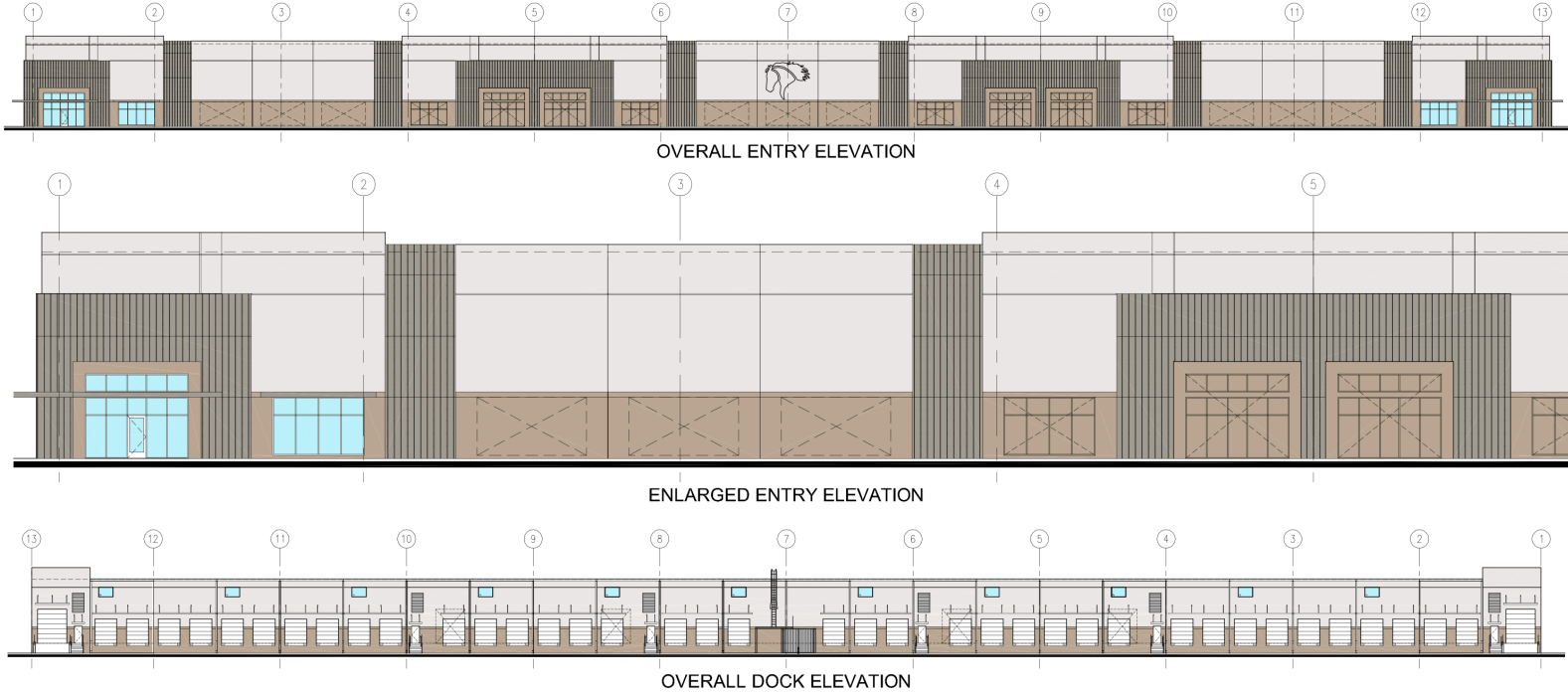


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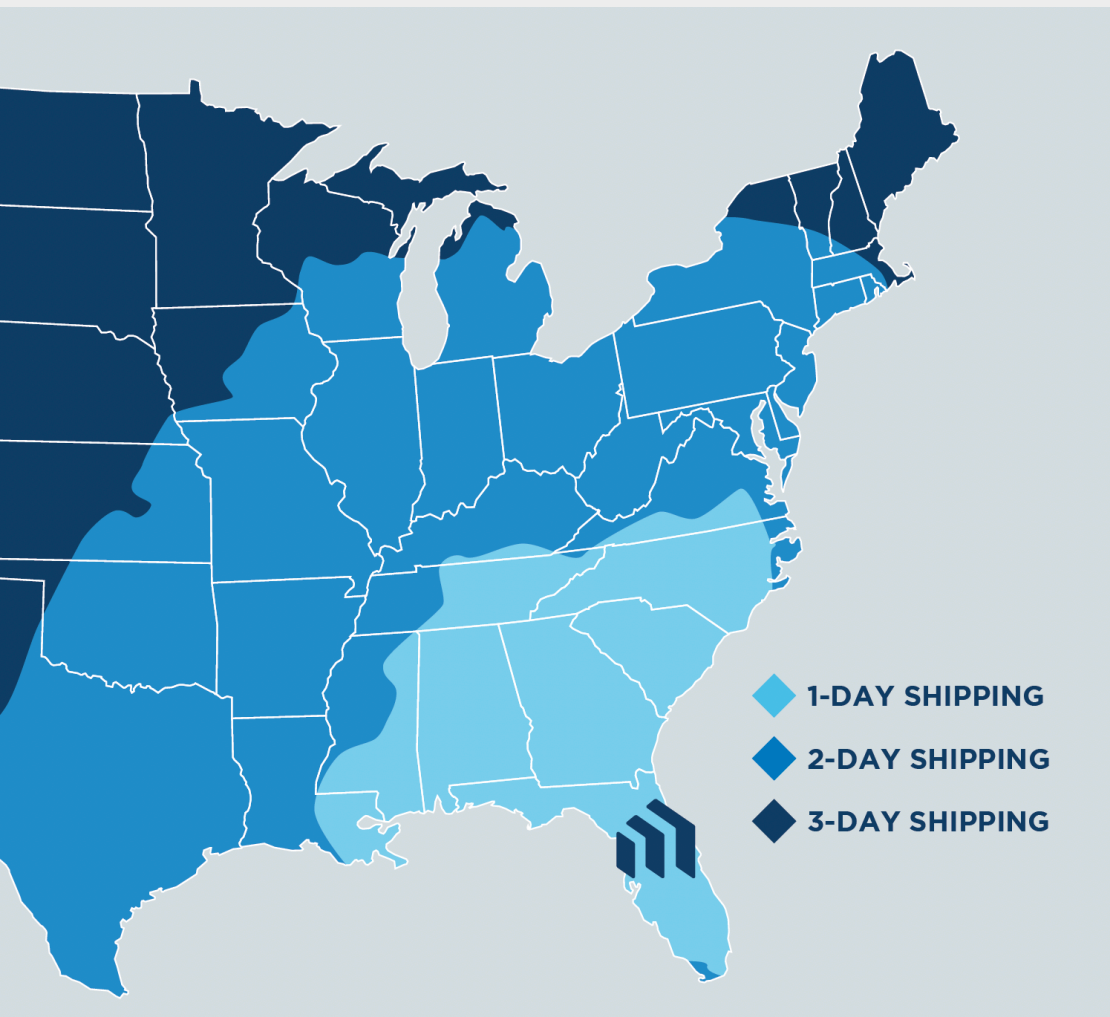


BUILDING 1

Delivery	Q2 2025
Total SF	105,400 SF
Site Size	24.3 Ac
Clear height	32'
Column Spacing	52'
Building Depth	170'
Parking	1/1,000 SF
Fire Protection	ESFR Sprinkler
Electrical	2,000 Amps
Dock Doors	38
Drive-In Doors	2 (12' x 14')
Truck Court	130'

BUILDING 2

Delivery	Q2 2025
Total SF	93,000 SF
Site Size	24.3 AC
Clear height	32'
Column Spacing	52'
Building Depth	150'
Parking	1.3/1,000 SF
Fire Protection	ESFR Sprinkler
Electrical	1,600 Amps
Dock Doors	38
Drive-In Doors	2(12'x14')
Truck Court	130'

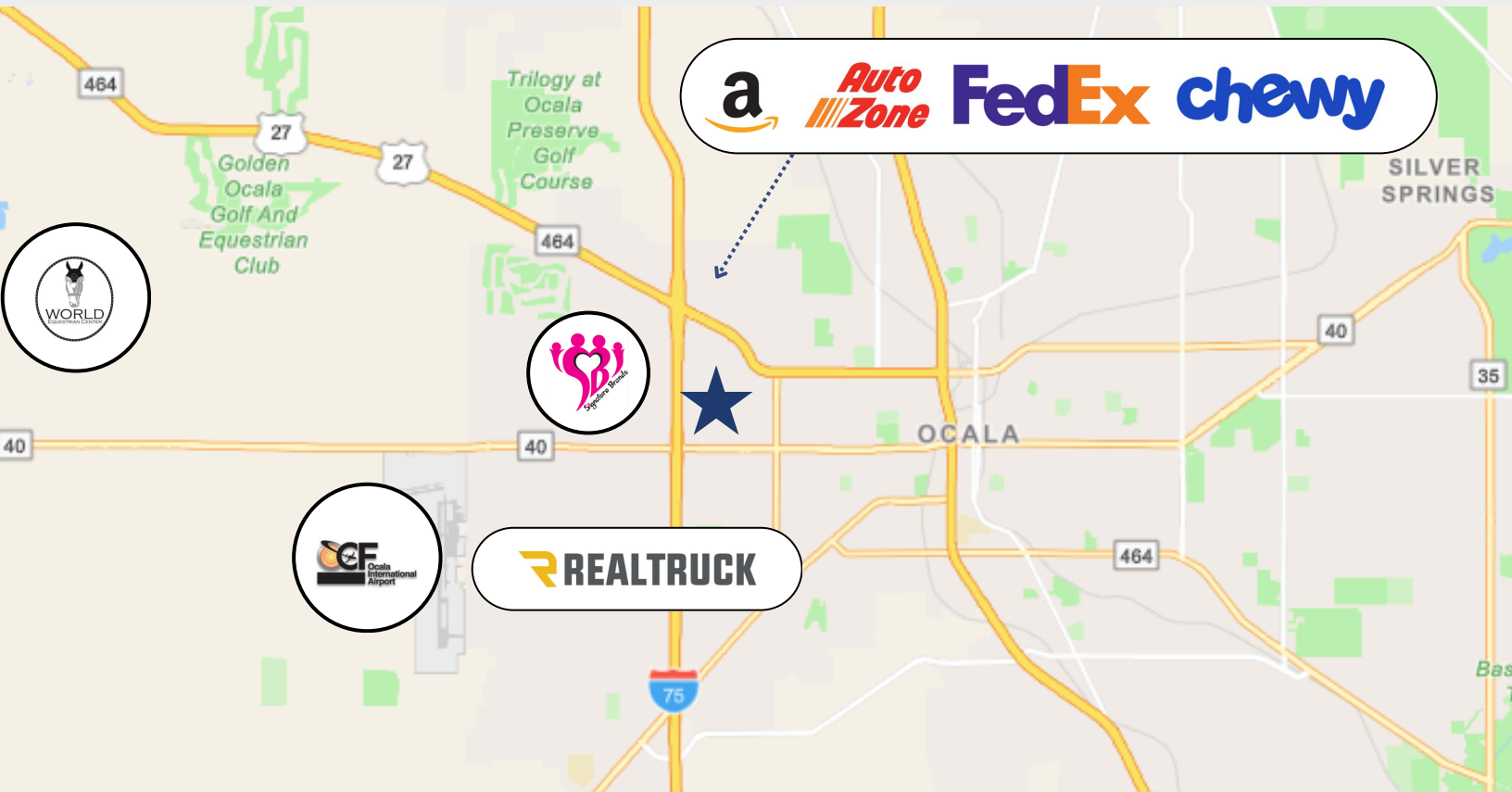


1-DAY
SHIPPING TO
65M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS

Ocala I-75 Industrial is a three-building institutional class A industrial park with immediate frontage on I-75. It is prominently located in the logistics cluster within the Ocala MSA, which was recently named the fastest-growing MSA in the United States. Ocala has become a central industrial hub for investment and a preferred location for occupiers to serve customers throughout the southeast.

Household named companies are continuing to incorporate Ocala into their supply chains, with **FedEx, Amazon, Chewy, and Autozone** becoming the newest neighbors.



70% of all
truck traffic
uses I-75



2024 Total
Labor Force
151,911



7.6% Lower
labor costs
than I-4 Corridor

Ocala Airport Access

- 20 commercial service airports
- 15 deepwater ports
- 2,700 miles of rail track
- 120,000+ miles of roadway

Incentives Available

- Economic Development Financial Incentive Grant (EDFIG)
- Industrial Development Bonds
- Economic Improvement Programs