



TOPLINE

LOGISTICS CENTER

AVAILABLE FOR LEASE

457,217 SF

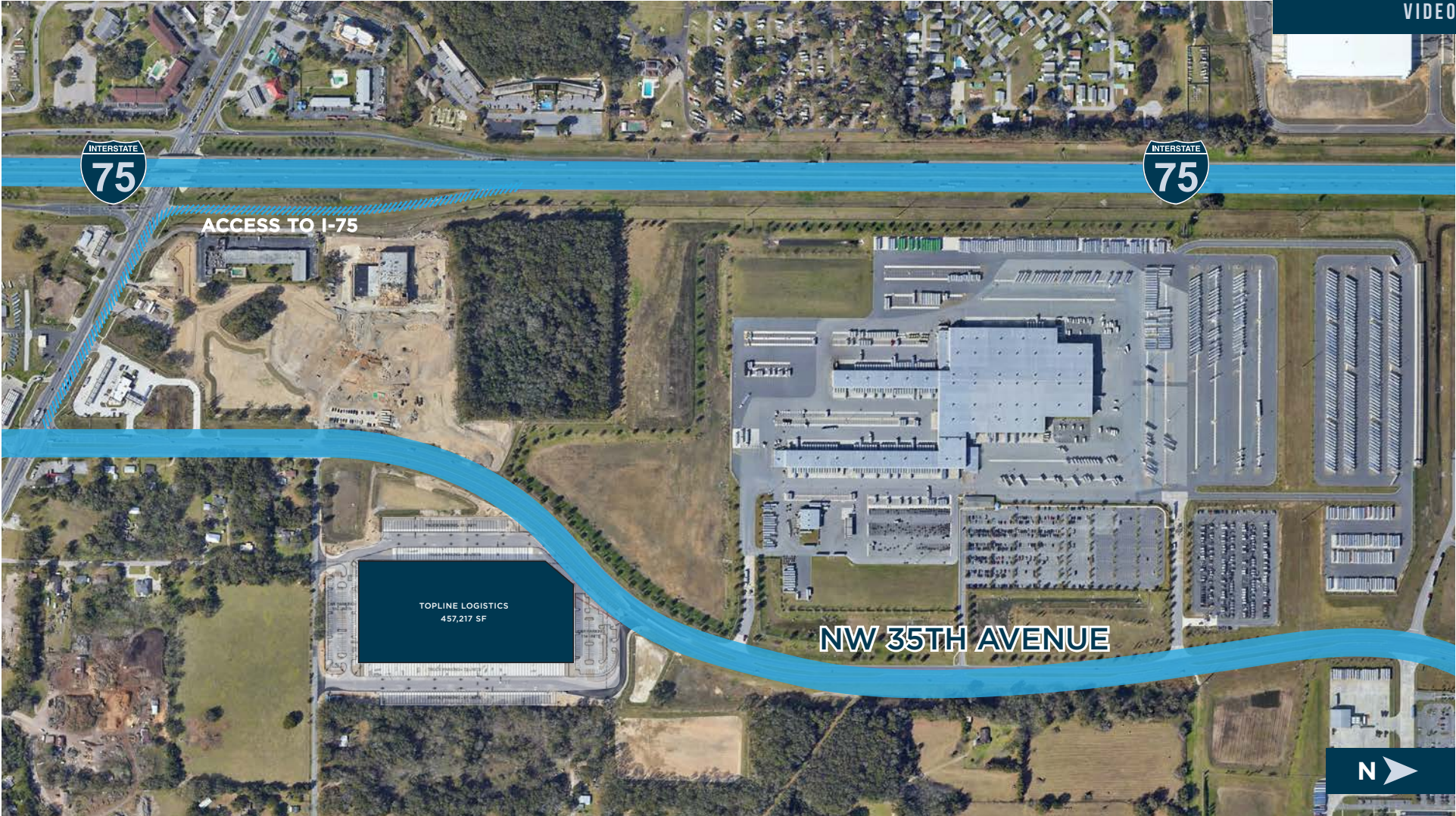
2489 NW 35TH AVENUE RD, OCALA, FL



PROPERTY OVERVIEW

Topline Logistics Center is a premier Class A industrial facility with immediate access to Interstate-75. Topline Logistics is located within the heart of a key logistics cluster within the Ocala MSA, and benefits from its proximity to a variety of Fortune 500 companies, as well as unparalleled access to ground transportation.

[VIEW MARKETING VIDEO](#)



BUILDING HIGHLIGHTS

BUILDING CONFIGURATION	CROSS DOCK
COLUMN SPACING	56' X 50' - 60' SPEED BAYS
ELECTRICAL	277/480, 3 PHASE 4 WIRE SERVICE/3,000 AMPS <i>*Potential ability to upsize</i>
ROOF	60MIL TPO

FIRE PROTECTION	ESFR
DOCK DOORS	95 (9'X10') WITH 10 LEVELERS & SEALS
DRIVE-IN DOORS	4 (12'X12')
TRUCK COURT	185



457,217 SF
Building SF



35.13 AC
Site Size



36'
Clear Height



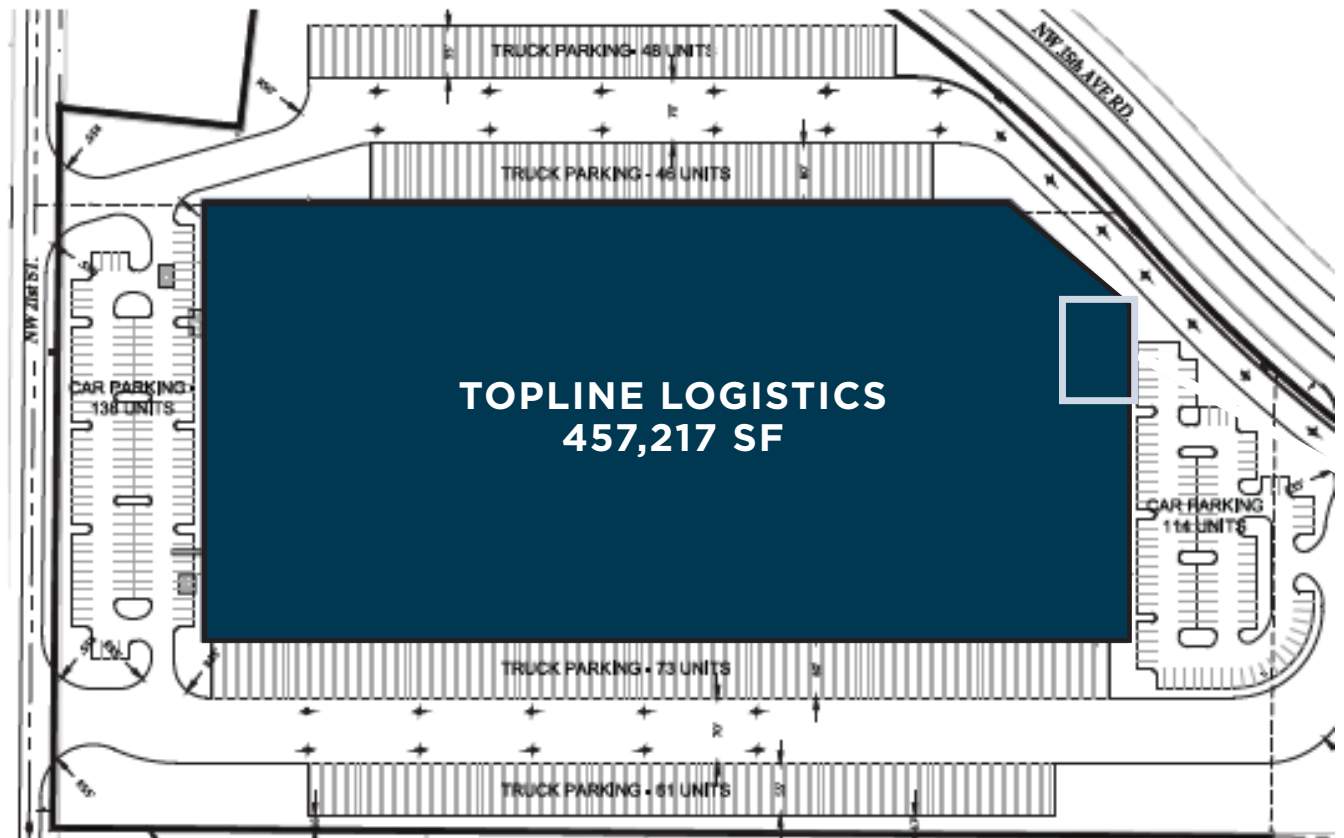
RENTAL RATE
Negotiable



110
Trailer Storage



CAR PARKS
247 Spaces

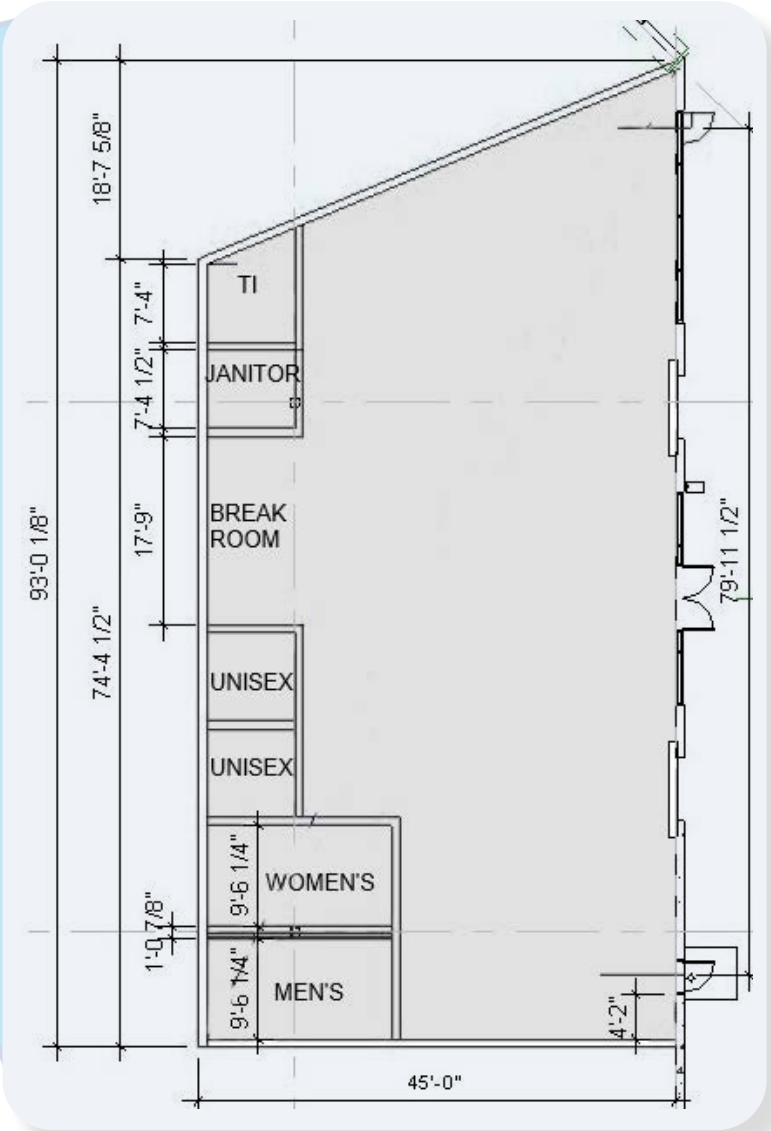
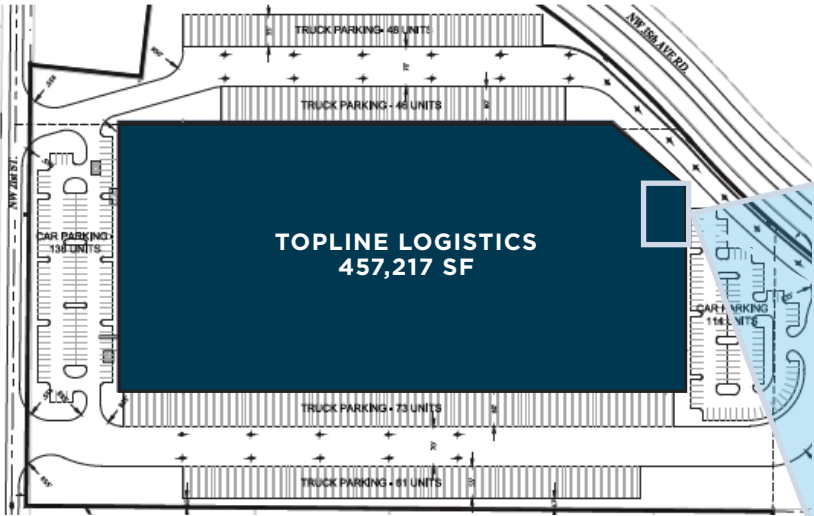




SPEC OFFICE BUILDOUT

3,766 SF

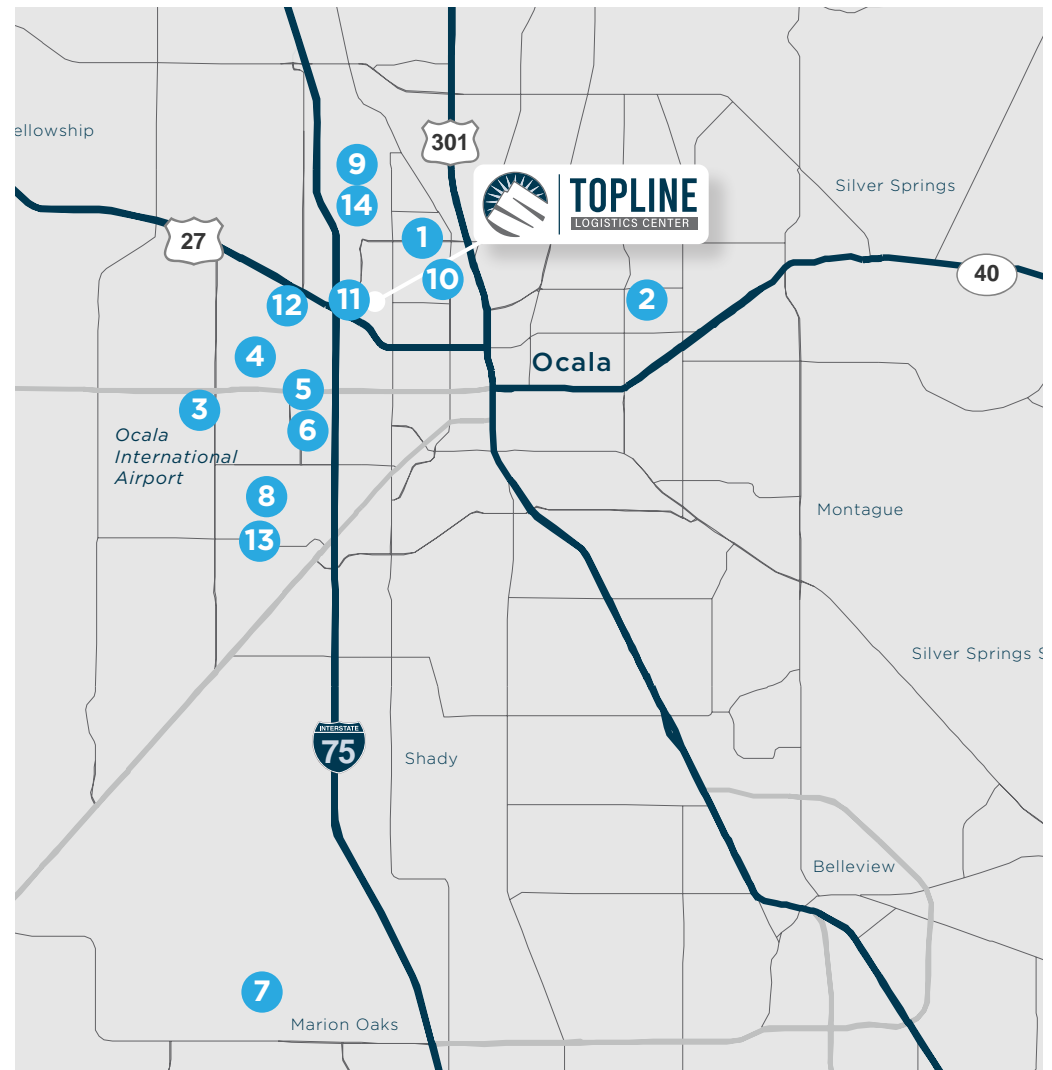
Spec Office Buildout



LOCATION HIGHLIGHTS

Major companies are continuing to incorporate Ocala into their supply chains, with Amazon and Costco becoming the newest neighbors. 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. Companies with large investments in the Ocala market include:

1. **Amazon** (3400 NW 35th St)
2. **Velocitel** (2530 NE 36th St.)
3. **Winco Manufacturing** (5516 SW 1st Ln)
4. **Snider Fleet Solutions** (443 SW 54th Ct)
5. **Signature Brands** (1900 SW 38th Ave)
6. **PODS** (1501 SW 44th Ave)
7. **Dollar Tree Distribution** (5700 SW HWY 484)
8. **Custom Window Systems** (1900 SW 44th Ave)
9. **Chewy** (3380 NW 35th Ave)
10. **AutoZone** (3321 NW 35th Ave Rd)
11. **FedEx** (3100 NW 35th Ave Rd)
12. **McLane** (910 NW 50th Ave)
13. **Gordon Food Services** (910 NW 49th Ter)
14. **Costco** (655 SW 52nd Ave)



MARKET STATS

Industrial tenants and users are increasingly attracted to the Ocala Metropolitan Statistical Area (MSA) due to ample developable sites coupled with labor availability. The MSA, with a combined population of 370,000 is a magnet for retirees and famous for thoroughbred horse farms.



381,860
Population



(4 HOUR DRIVE TIME)
81% of Florida
population



\$49,779
Median Income



52
Median Age





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LOGISTICS CENTER



FOR MORE INFORMATION, PLEASE CONTACT:

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