

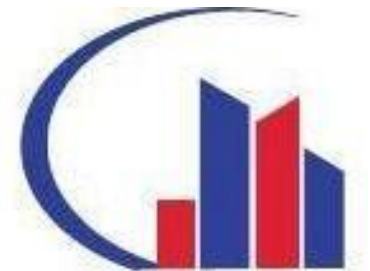
Small Bay Industrial | Ocala, FL



Serving Ocala for Over 40 years!

*Gus Galloway Realty, Inc
240 SE 17th St.
Ocala, FL 34471
352.622.8127 office
352.572.9109 cell
352.867.0813 fax
nolan@gusgalloway.com*

**Nolan C. Galloway III
MRE, SIOR, President**





OCALA INDUSTRIAL MARKET

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 374,000 attracted many retirees and became famous for its thoroughbred horse farms.

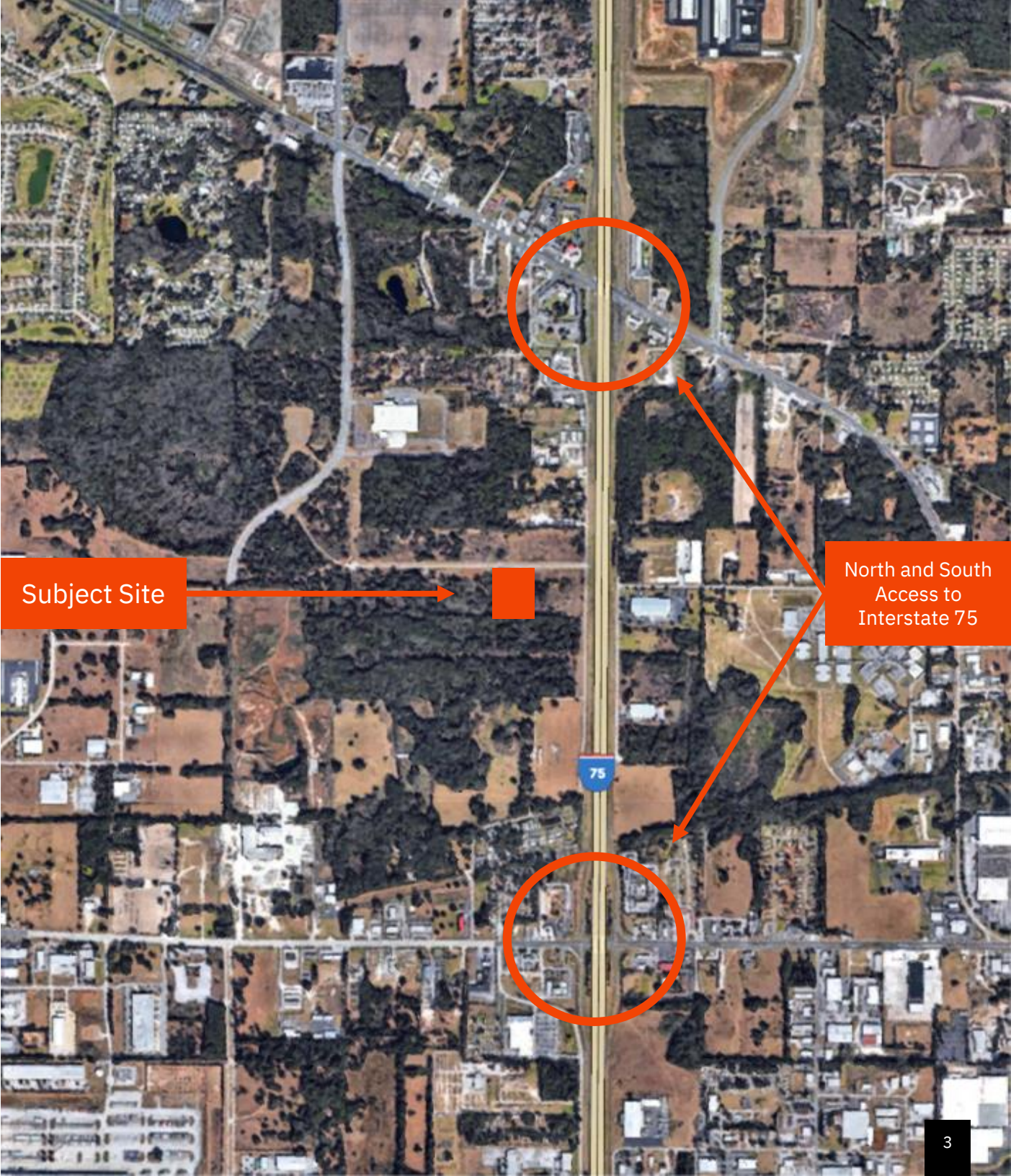
IDEAL LOCATION

More recently, Ocala has become noted as a major logistics site for investment and preferred location for firms to serve customers throughout the state as well as in the Southeast. There is direct access to Interstate-75 and the Florida Turnpike with the Orlando and Tampa Bay markets less than 60 minutes to the south.

SITE

The 5.18 acre, 48,000 square foot development is strategically located off of Interstate 75, providing easy access to major transportation routes in the region. The development is set to be a hub of activity, supporting a wide range of industries such as automotive, electronics, food and beverage, and more.

The complex is designed to be highly flexible and customizable, allowing tenants to tailor their space to their exact requirements. Overall, this development represents a premier destination for businesses looking to establish a foothold in the region.



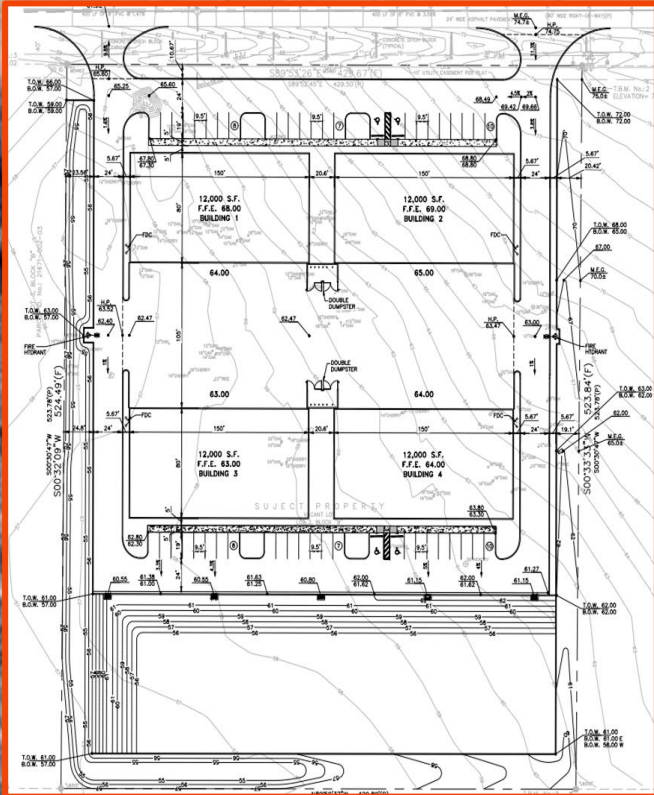
DEVELOPMENT SUMMARY & TIMELINE

Project is presently being constructed with anticipated delivery date in Q1 2025

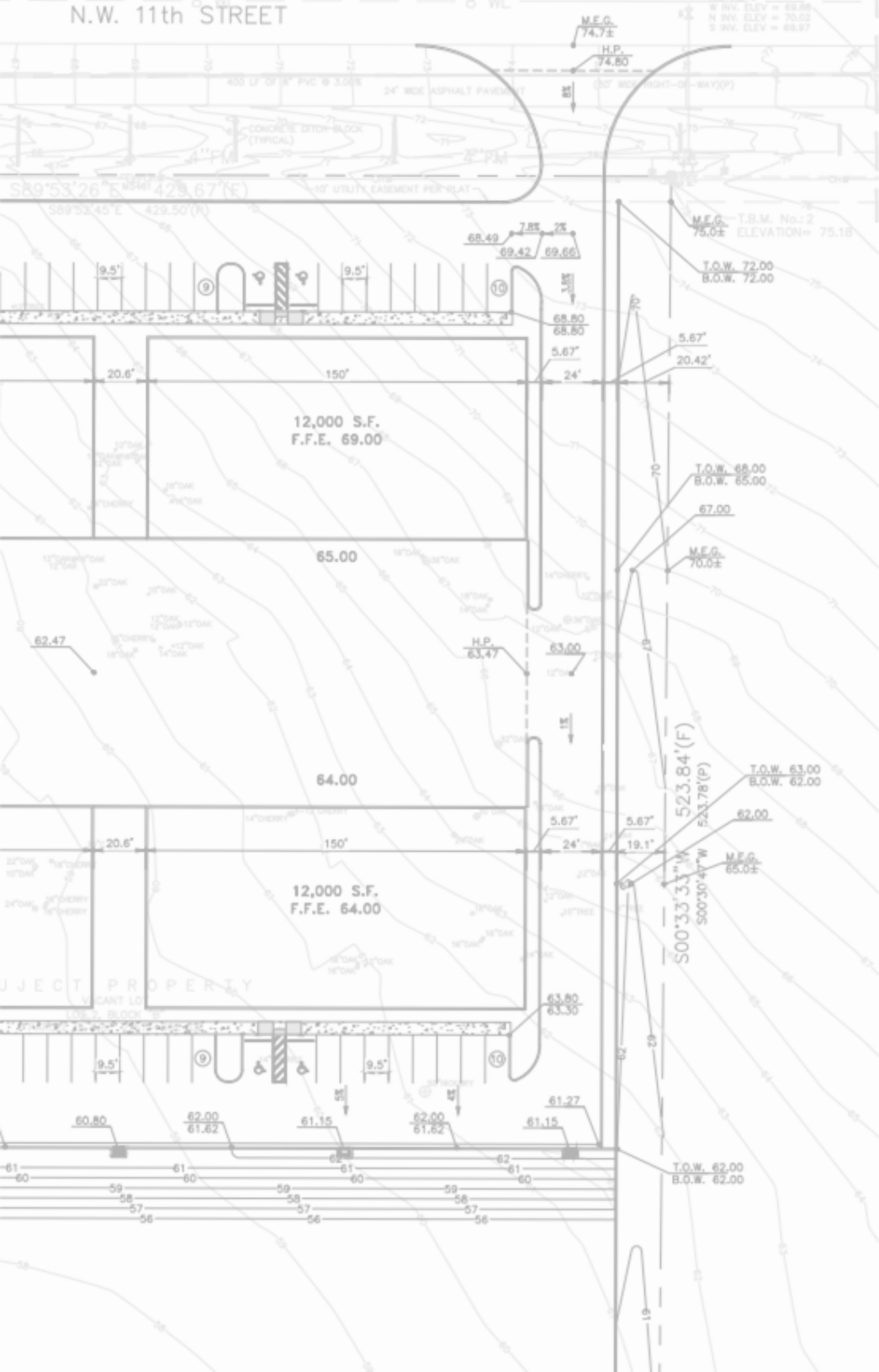
The projects consists of four, 12,000 square rear-loading warehouse buildings including two grade-level and two dock-high options.

DEVELOPMENT TIMELINE

- **Groundbreaking: Q2 2024**
- **Construction Duration : 8-9 months**
- **Anticipated delivery date: Q1 2025**



Overview of the Subject Parcel



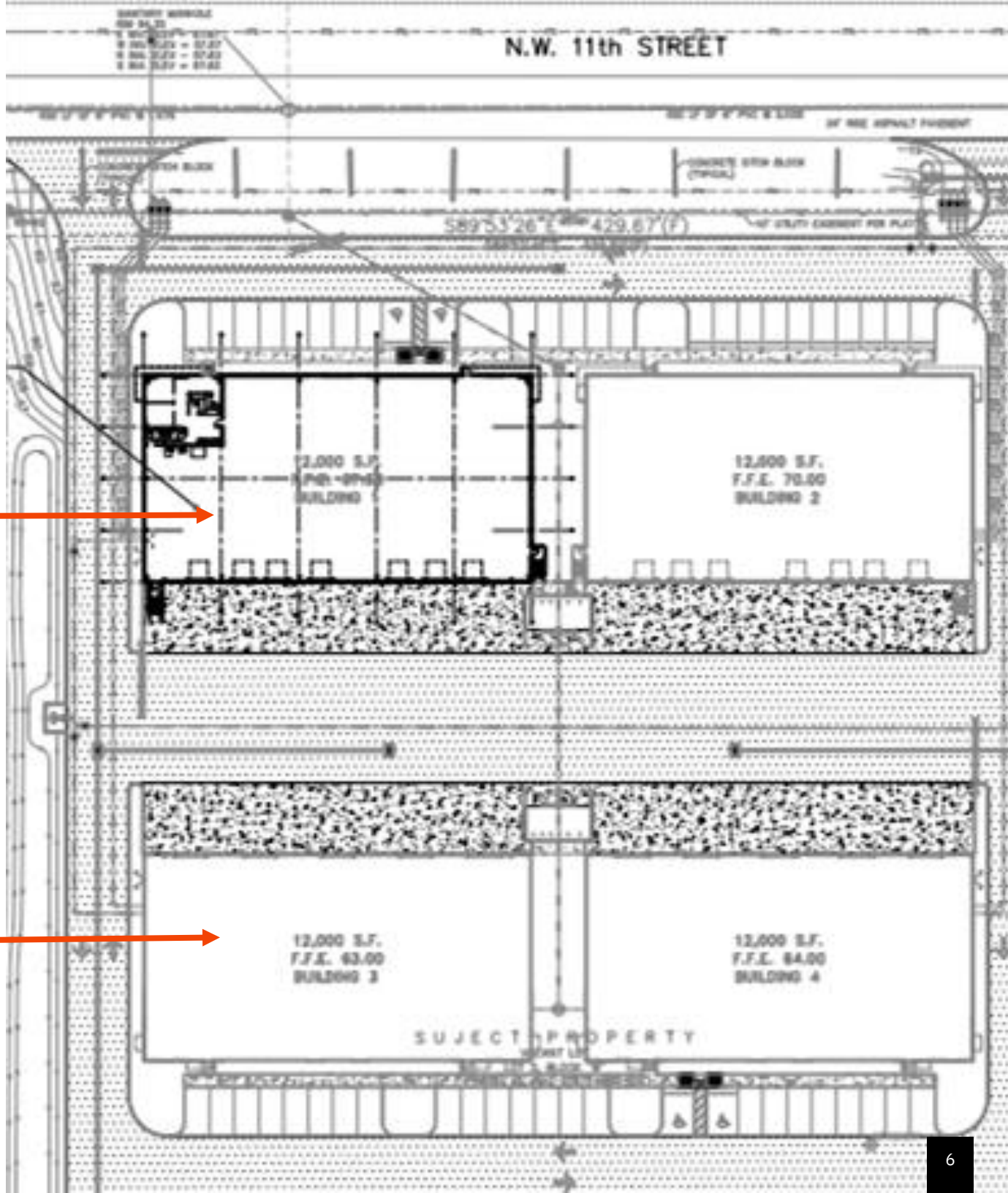
PROPERTY INFORMATION

Building Type	Pre-Engineered Metal Buildings, Small Bay Industrial
Size	4,000 SF – 12,000 SF (Four 12,000 SF Buildings)
Office	Approximately 850 SF
Clear Height	Approximately 22' Clear
Overhead Doors	7 (9'x10') Doors
Other Specifications	<p>Access – Grade Level and 2 Buildings will have Dock Access</p> <p>Parking – 50 Spaces</p> <p>Power – Two 208/120V Transformers 800 AMPS per Building 400 AMPS split options</p>



FLOOR PLANS

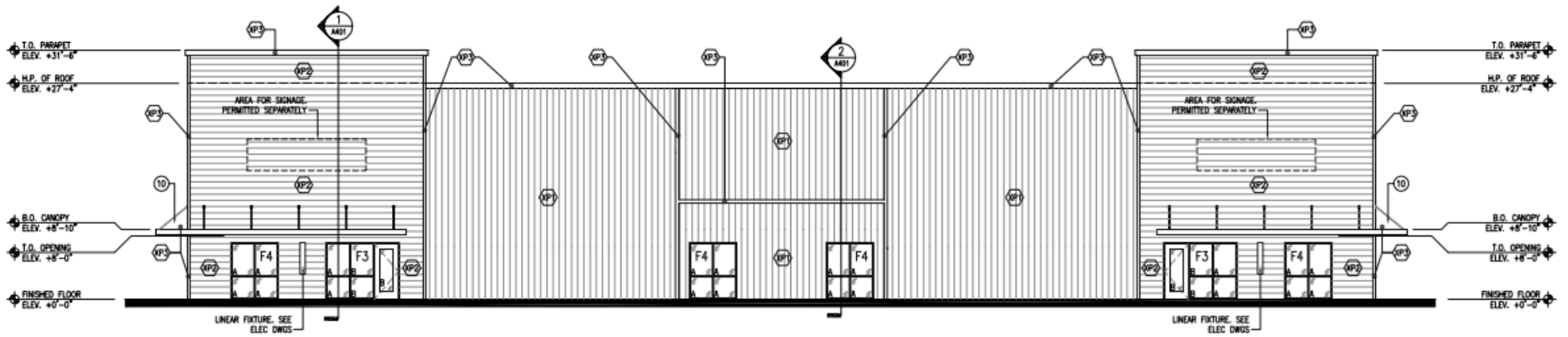
Dock High Option



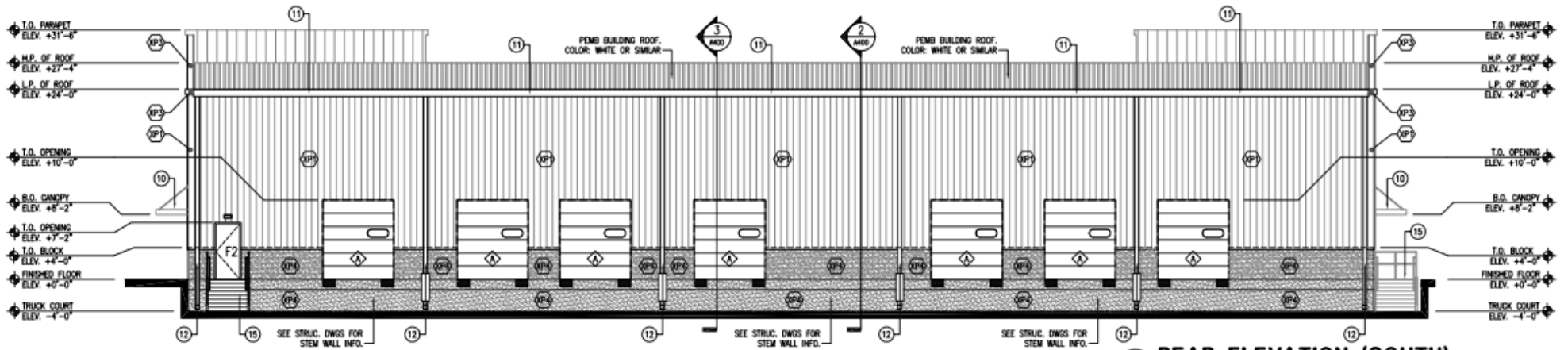
Grade Level Option



ELEVATIONS



1 FRONT ELEVATION (NORTH)
 A300
 SCALE: 1/8"=1'-0" 16



2 REAR ELEVATION (SOUTH)
 A300
 SCALE: 1/8"=1'-0" 16