

# Ocala Distribution Center

6045 SE 83rd Street  
Ocala, FL 34472  
[Google Map](#)

650K SF Available | \$75,000,000

Rail-Served Industrial Warehouse | Ideal For Multi-State Distribution



# Property Highlights:

## 650K

SF Bulk Storage + Rail Access

## 450K

SF Available

## 28'-30'

Clear Height

## 94

Dock Doors

### OCALA DISTRIBUTION CENTER

provides access to rail service and has heavy power capacity. The property features 94 dock-high doors, 450+ parking stalls, and a 6" thick floor. It is located close to major highways and interstates, offering easy access to all parts of Florida. The property has 450K SF ready to be occupied now!

### Rail-Served Warehouse



### 118.36 AC For Sale



### New Roof in Progress



## BUILDING SPECS

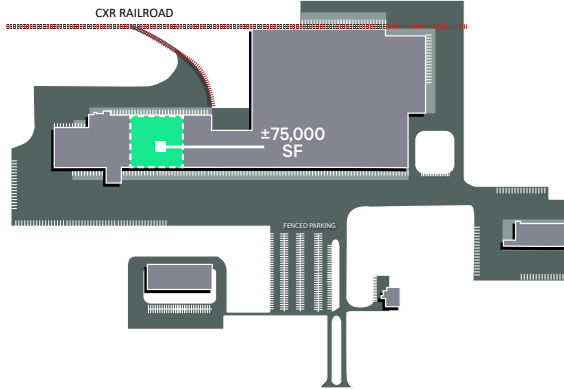
<b>TOTAL AVAILABLE</b>	450,000 SF	<b>ZONING</b>	B5 (Heavy Business)
<b>TOTAL ACRES</b>	±200 Acres	<b>CRANES</b>	<b>[2]</b> 3-ton ceiling mounted w/ travel motors
<b>CLEAR HEIGHT</b>	28'-30'	<b>PARKING</b>	450 + Parking Stalls / Trailer Storage and Spotting
<b>FLOOR</b>	6" Thick	<b>LIGHTING</b>	Mercury Vapor & Halide - 400 Watts
<b>WALLS</b>	8" Concrete Tilt-Up	<b>POWER</b>	<b>(2)</b> 4,000 Amp 480/277 Volt, 3-Phase
<b>COLUMN SPACE</b>	40' x 60' (Building 1)	<b>SPRINKLER</b>	Wet, Class IV
<b>DOCK DOORS</b>	<b>[94]</b> dock-high doors w/ Kelley mechanical door levelers, 16,468 SF loading dock, shelter seals, collards, canopy lights, and concrete truck court	<b>RAIL ACCESS</b>	Rail service is available via Florida Northern Railroad from <b>CSX Railroad Corridor</b> w/own switch and 2 tracks into the property
<b>UTILITIES</b>	+ Progressive Electric Co + (2) Domestic Water Wells On Site + Teco Gas Co	<b>UTILITIES DETAILS</b>	200,000 GPD Capacity Sewer Plant With Percolation Ponds On Site. City Water And Sewer Lines Along Front of Property Also Available.

# Site Plan Configurations: \_\_\_\_\_

OPTION 1:

75K

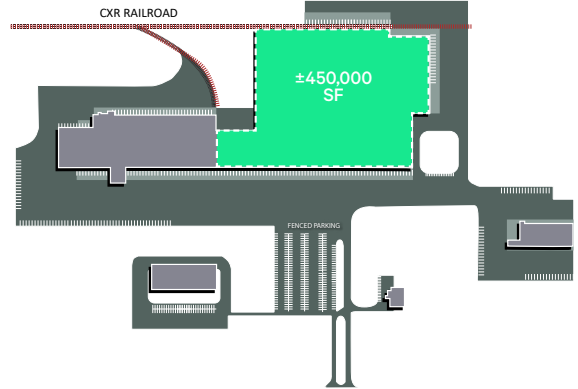
SF Available



OPTION 2:

450K

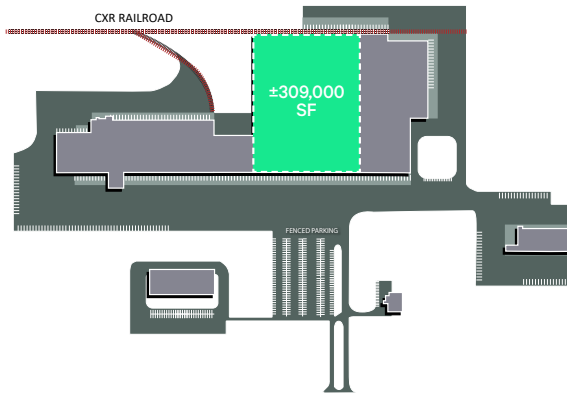
SF Available



OPTION 3:

309K

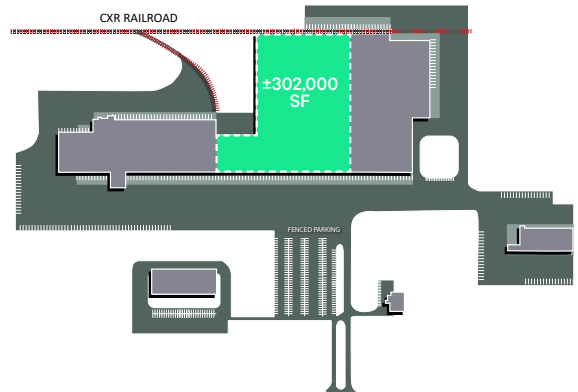
SF Available



OPTION 4:

302K

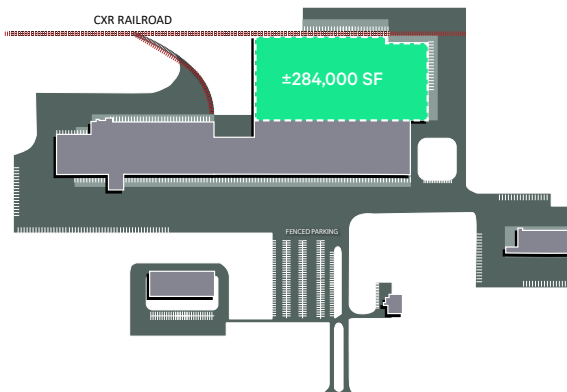
SF Available



OPTION 5:

284K

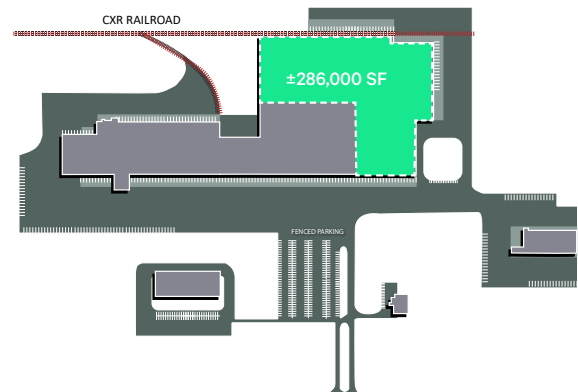
SF Available



OPTION 6:

286K

SF Available

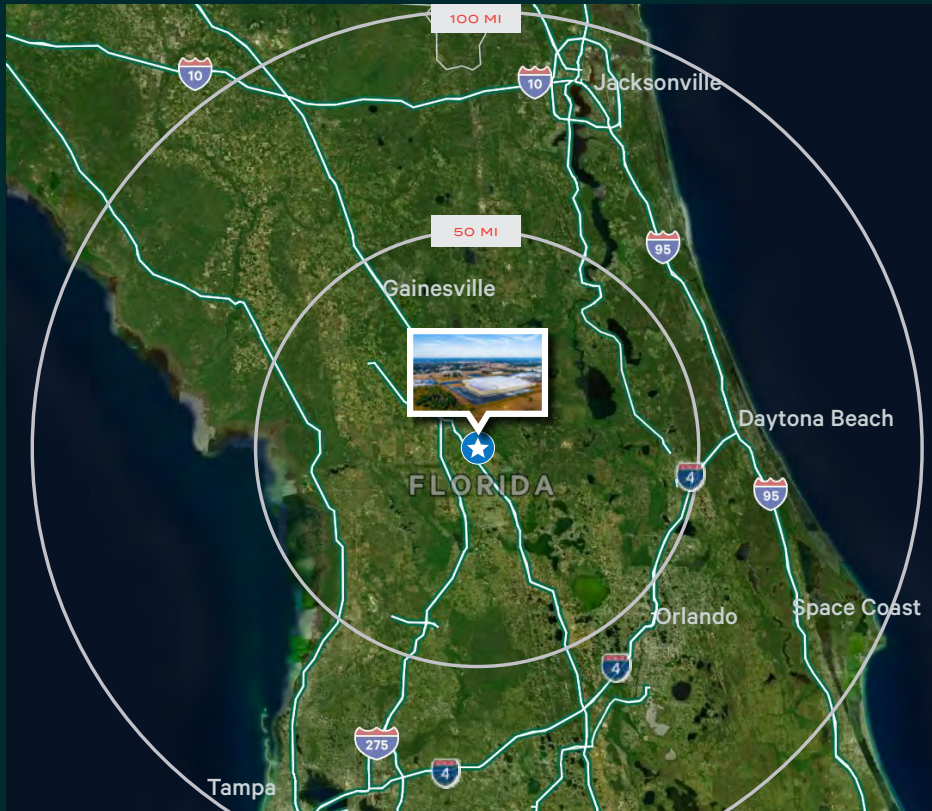
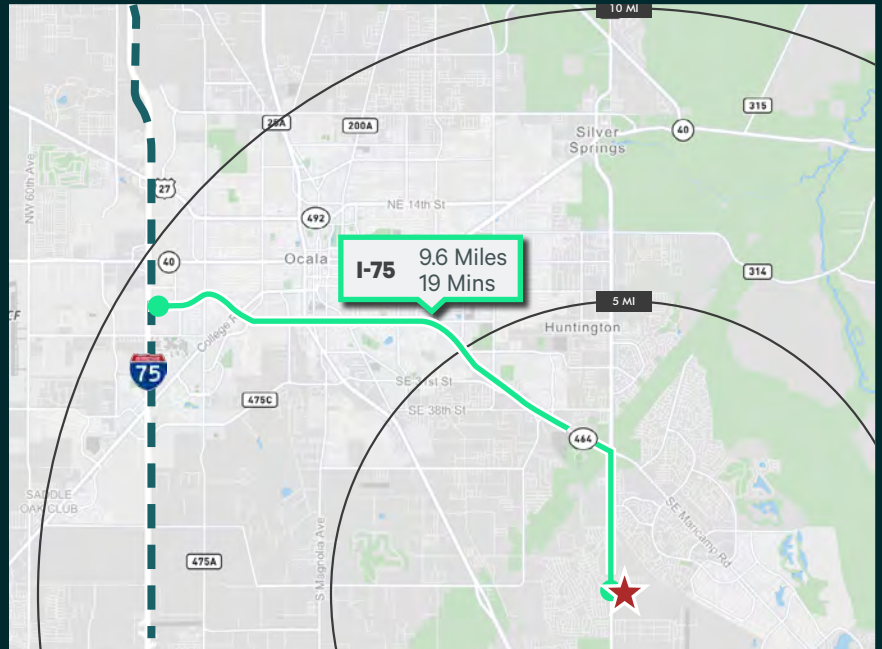




# Location Highlights

Ocala, Florida has a significant advantage when it comes to access to highways and logistics. It is well connected with the rest of Florida and the interstate system through Interstate-75 and US highways 301, 441 and 27. This prime location allows for easy transportation and distribution of goods to all parts of Florida and beyond. The Ocala Distribution Center is just 11 miles from Exit 341 off Interstate-75.

In addition to the road connectivity, Ocala also has the advantage of rail access. The Florida Northern Railroad, which connects with the CSX Railroad Corridor, has its own switch and tracks leading into the property. This provides an alternative mode of transportation, increasing the flexibility and options for logistics.



## KEY DISTANCES

Tampa.....3 Hours / 161 Miles  
Orlando.....3 Hours / 136 Miles  
Daytona Beach....1.5 Hours / 80 Miles  
Jacksonville.....2 Hours / 110 Miles

## DEMOGRAPHICS - WITHIN 10 MILES...



**POPULATION**  
198,776



**LABOR FORCE**  
81,231



**COMMUTE**  
15-19 MINS

## Contact Us

### DAVID MURPHY

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

### MONICA WONUS

Senior Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

### JEFF GRAY

Senior Associate  
+1 407 506 6016  
jeff.gray1@cbre.com

### GABY GISSY

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.