

Ocala 75

**LOGISTICS
INDUSTRIAL**

44,000 to 1,200,000 SF
for Lease or Sale



**SCANNELL
PROPERTIES**

CBRE

FEATURES & SITE PLAN



Park Total 1,165,880 SF
on 105.53 Acres



Can deliver over 1.2 million
SF to Central Florida



Ocala Makes up the northern
tip of the 'Golden Triangle'
which also includes Tampa,
Orlando and Lakeland



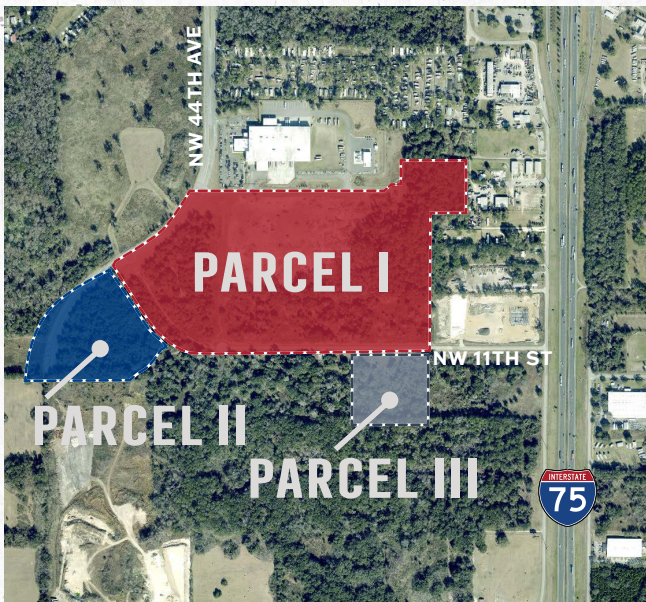
Ocala's strategic location
allows for over 47 million
residents to be served
within an 8 hour drive time

LAND AVAILABLE FOR SALE

PARCEL I
59 ACRES

PARCEL II
12.09 ACRES

PARCEL III
6.93 ACRES



FOR LEASE	BUILDING I
Size (SF)	175,640
Parking	91
Clear height	36'
Column spacing	50'x52', 60' speedbay
Building depth	260'
Loading	Rear-load 42 dock-high doors
Dock packages	16 bumpers only
Ramps	2 (each end)
Ramp doors	12'x14' (electric)
Shared truck courts	175'
Stand alone truck courts	185'
Stand alone truck courts	53 spaces
Concrete apron	60'
Office	BTS
Roof	R-10; 45 mil TPO MA
Lighting	LED motion sensor
Power (minimum)	1EA-3,000 AMP 480V
Power (minimum)	ESFR
Slab	7", 3,000 psi
Park features	Inviting appearance, superior landscaping with color, monument signage/signage on I-75, colors on buildings, clerestory windows, paint interior walls, water feature/fountain, flexibility of deal size



OCALA75

The Ocala International Airport
Serving overall aviation, corporate aeronautics and the air cargo industry.

- Large national users utilizing the superior logistics and accessibility of Ocala**
- 1** E-COMMERCE COMPANY
 - 2** VELOCITEL
 - 3** WINCO MANUFACTURING
 - 4** SNIDER FLEET SOLUTIONS
 - 5** SIGNATURE BRANDS
 - 6** PODS
 - 7** DOLLAR TREE DISTRIBUTION 1.7M SF
 - 8** CUSTOM WINDOW SYSTEMS
 - 9** CHEWY 600K SF
 - 10** AUTOZONE 440K SF
 - 11** FEDEX 400K SF
 - 12** MCLANE 400K SF
 - 13** GORDON FOOD SERVICE

Ocala is a growing logistics hub in Central Florida due to its centralized location along I-75, with national industrial & logistics occupiers adding distribution centers in Ocala in recent years.

LOCATION HIGHLIGHTS

LOGISTICAL ADVANTAGES

39% greater population served than Orlando, Tampa or Lakeland

BETTER LABOR DYNAMICS

7.6% lower labor costs than Orlando, Tampa or Lakeland

LOCATION INCENTIVES

Over the past five years, the Ocala metropolitan area has completed 11 economic incentive deals with employers totaling over \$12 million at an average of \$7,100 per new job, as reported by fDi Intelligence.

CONTACT US FOR ADDITIONAL INFORMATION



TOTAL

Warehouse & Storage
Employment

5,292



10-YR TOTAL

Warehouse & Storage
Projected Employment

6,041



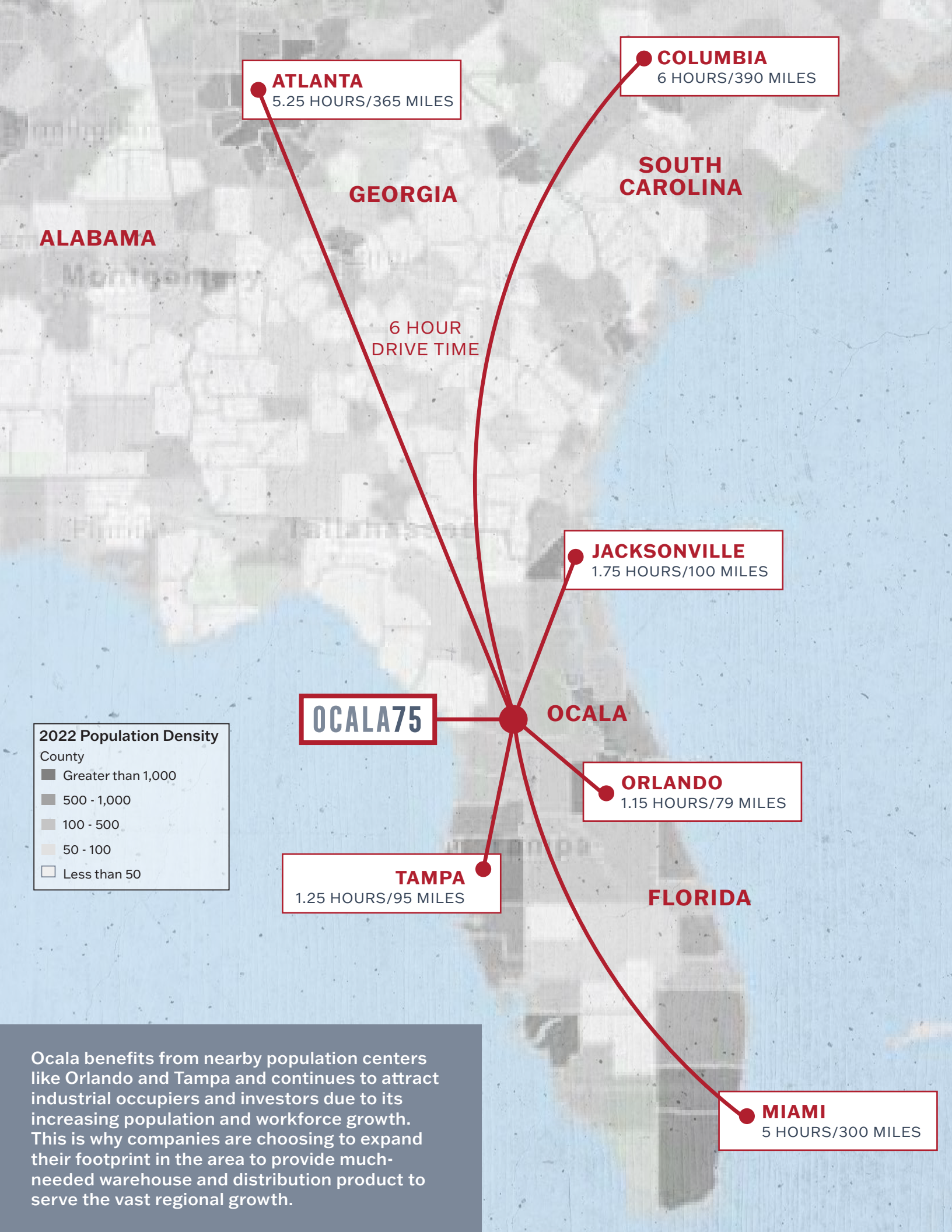
MEDIAN

Hourly Wage

\$14.48
-\$17.28

DRIVE TIMES ACROSS MARKETS

	4 HOUR DRIVE	6 HOUR DRIVE	8 HOUR DRIVE
2021 Total Population	17,011,697	33,633,714	47,557,488
2026 Total Population	19,087,606	35,752,042	50,333,638
Total Employees	7,262,634	14,399,502	19,964,318
Blue Collar Labor Force	20.3%	20.7%	22.2%
2021 Median Age	42.9	40.5	40.3
2021 Median Household Income	\$57,797	\$58,855	\$57,498
2026 Median Household Income	\$64,774	\$66,179	\$64,213



Ocala benefits from nearby population centers like Orlando and Tampa and continues to attract industrial occupiers and investors due to its increasing population and workforce growth. This is why companies are choosing to expand their footprint in the area to provide much-needed warehouse and distribution product to serve the vast regional growth.

Ocala 75

NW 44TH AVE

**LOGISTICS
INDUSTRIAL**



NW 11TH ST



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