



# Ocala Logistics Center

**350,899 SF  
DISTRIBUTION  
WAREHOUSE**

2796 NW 35TH ST.  
OCALA, FL 34475



**CBRE**



## At A Glance:

#6 Fastest-Growing  
Logistics Company  
in America

#163 on Inc.  
Magazine's  
Fastest-Growing  
Companies List

11 Million SF of  
Class A Warehouse  
Space Nationwide  
+32x growth in 3  
years!

Seasoned Team with  
20+ Years of Industry  
Excellence

Coast-to-Coast  
presence lets you  
be closer to  
customers and save  
freight costs



# THE FUTURE BEGINS TODAY

**BROADRANGE**  
LOGISTICS



### FINANCIAL POWER

Built-in cash flow  
solutions and expansion  
support for high-growth  
companies.



### ULTIMATE FLEXIBILITY

No minimums, adaptable  
agreements, rapid  
scaling, no-penalty  
contract termination.



### NATIONWIDE REACH

Cover 92% of the  
U.S. population from  
strategic locations.

### Unmatched Flexibility

- ➔ No Minimum Requirements
- ➔ Adaptable Space Licensing
- ➔ Rapid Scaling Options
- ➔ Custom Solution Design

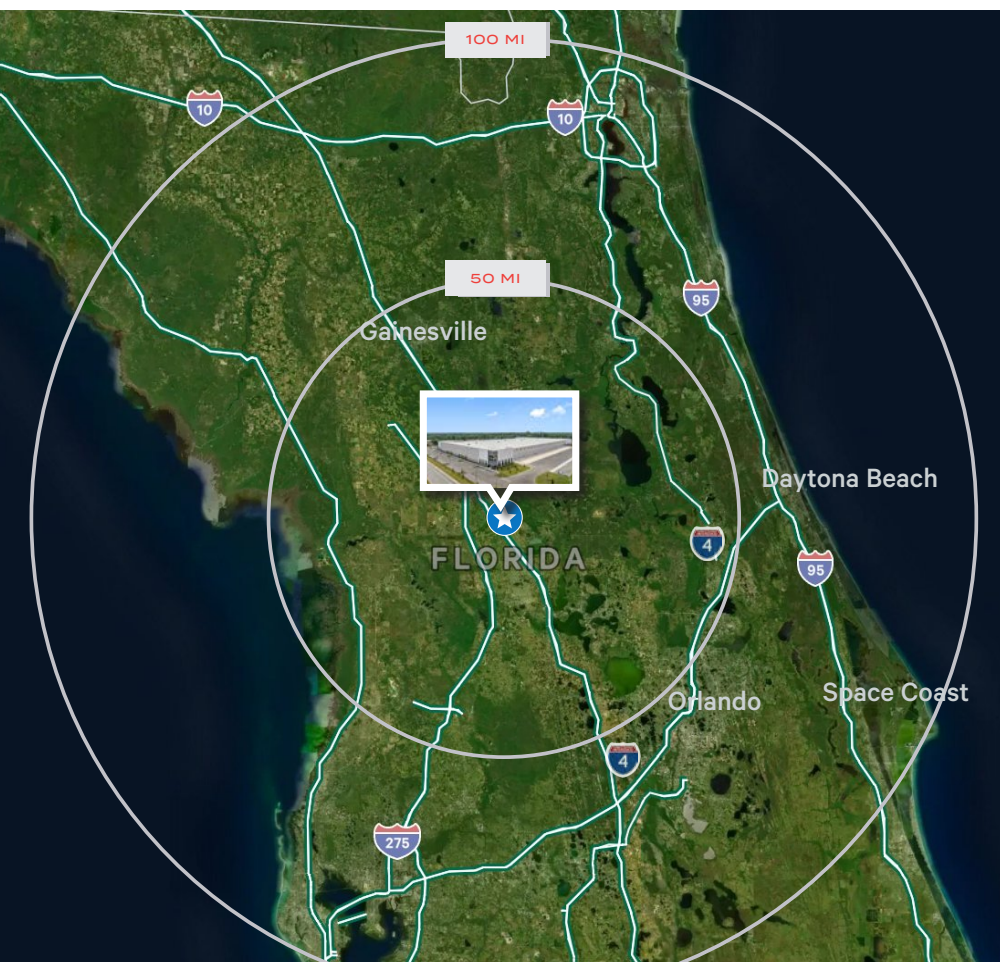
### Financial Innovation

- ➔ Built-In Cash Flow Solutions
- ➔ Growth Capital Access
- ➔ Flexible Payment Terms
- ➔ Expansion Support

### Sample Clients Served

SOLAR/EV + HEAVY EQUIPMENT + AUTO/OEM'S + FLOORING + FURNITURE &  
HOME GOODS + LUMBER + AGRICULTURE + RETAIL/ECCOMERCE + 3PL'S





# Location Overview

## STRATEGICALLY LOCATED TO I-75

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 Logistics Center is a Multi-tenant Flex Space of 350,899 leasable SF shallow bay on 28.75 acres located in Ocala Florida, a growing regional distribution hub, ideal for its connectivity with key Florida markets and its proximity to I-75. Intended to serve different Industries and uses, the design's intention is to allow final tenants the most flexibility of uses, and growth without having to relocate.

**39%**

Greater population served than Orlando, Tampa or Lakeland

**7.6%**

### Better Labor Dynamics

Lower labor costs than Orlando, Tampa or Lakeland

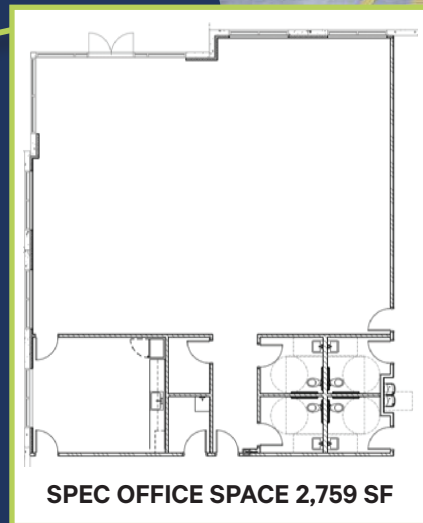
### Location Incentives

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.



# Buliding Details

<b>TOTAL SQ.FT.</b>	350,899 SF	<b>LOADING</b>	Cross-Dock
<b>TOTAL ACRES</b>	±28.75 Acres	<b>RAMPS</b>	4 drive-in doors (12' x 14')
<b>CLEAR HEIGHT</b>	36'	<b>PARKING</b>	166 + Parking Stalls / Trailer Storage and Spotting
<b>FLOOR</b>	7" Reinforced Slab	<b>LIGHTING</b>	LED
<b>ROOF</b>	60 mil TPO / R-19 insulation	<b>POWER</b>	3-phase
<b>COLUMN SPACE</b>	54' x 50' with 60' Speed bay	<b>SPRINKLER</b>	ESFR K22 amd K17 heads
<b>DOCK DOORS</b>	<b>[100]</b> dock-high doors   Drive-Ins <b>[4]</b> 12' x 14'	<b>BUILDING</b>	Dimensions 810' x 420'
<b>TRUCK COURT</b>	180'	<b>TRAILER SPOTS</b>	98 - capable of expansion



**SPEC OFFICE SPACE 2,759 SF**

# Demographics

## POPULATION



**179,252**  
10 Miles

**71,558**  
5 Miles

**7,540**  
2 Miles



**MEDIAN**  
**Hourly Wage**  
**\$14.48 - \$17.28**



**TOTAL**  
**Warehouse & Storage**  
**Employment**  
**5,292**



**10-YR TOTAL**  
**Warehouse & Storage**  
**Projected Employment**  
**6,041**



## Industrial Market

### OCALA, FL

Ocala has developed as a regional distribution hub for a diversity of users due to its connectivity with key Florida markets, as well as its proximity to I-75 which is a key thoroughfare servicing majority of the inbound freight consumed within the state of Florida. Major companies are continuing to incorporate Ocala into their supply chains. 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.



# Area Map











## For More Information Contact: Central Florida's Industrial & Investment Team

### David Murphy

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

### Monica Wonus

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

### Gaby Gissy

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

### Lee Earle

Client Services Specialist  
+1 407 404 5095  
lee.earle@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. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.