

# Shovel Ready BTS Site

50,000 SF - 2,000,000 SF Variety of Square Footage  
Options Available for Lease

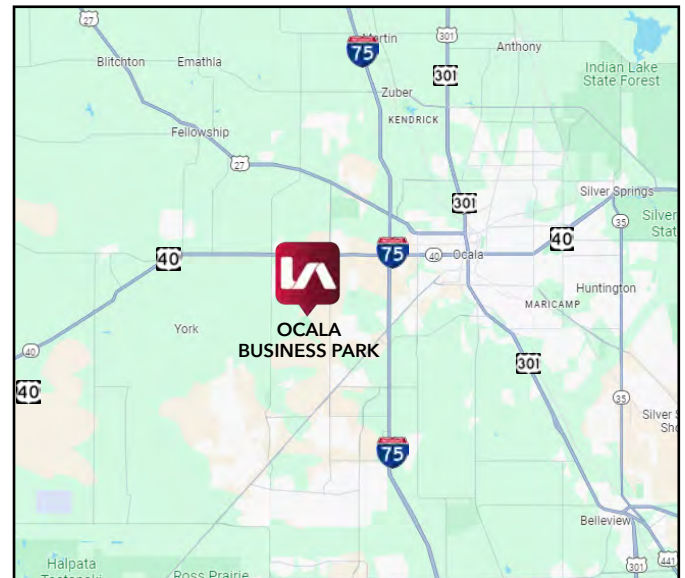


SW 67th AVENUE & SW 31st STREET | OCALA, FL



## PROPERTY HIGHLIGHTS

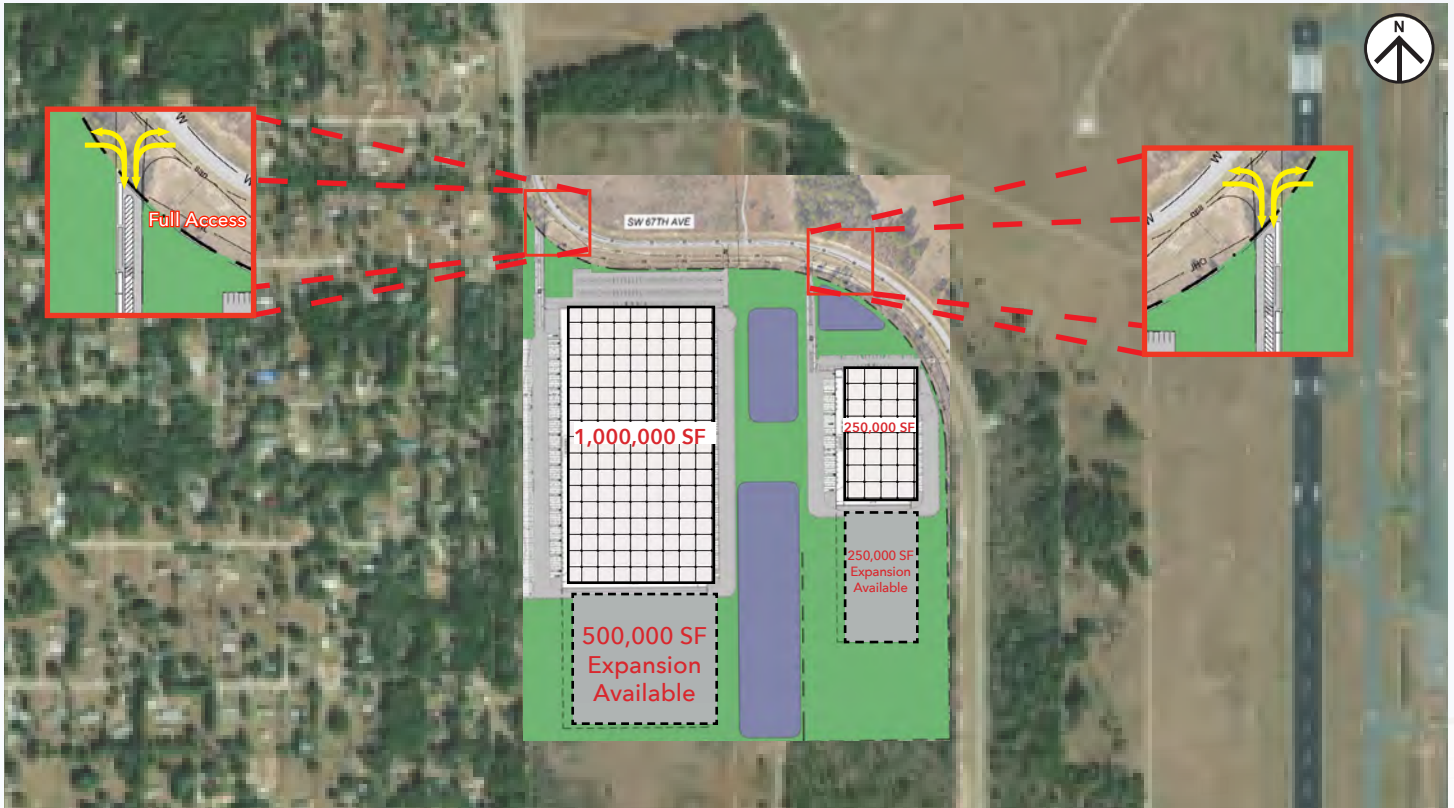
- Up to 2,000,000 SF
- Onsite Utilities
  - Electric: Ocala Electric Utility (Service to Suit)
  - Gas: TECO (Service to Suit)
  - Water: City of Ocala (12-inch)
  - Sewer: City of Ocala (8-inch)
  - Fiber: Ocala Fiber Network (Available)
- 4 Minutes to I-75
- Delivery 2026
- Up to 60' Building Height Permitted
- Heavy Power Available (To Suit - Up to 96MW)
- Ample Car Parks, Dock Positions, Trailer Storage
- High-Efficiency LED Lighting Throughout
- Manufacturing and Distribution Uses Permitted
- M-2 Industrial Zoned



## PROJECT FEATURES

- Due Diligence Complete (Available Upon Request)
- ALTA & Topographic Survey
- Geotechnical Investigation
- Phase I Environmental Site Assessments
- Wetland & FEMA Determinations
- Wildlife Hazard Assessment
- Utility Analysis and Coordination

## PREMISES PLAN



### BUILDING 1 SPECS

- **Size:** 1,000,000 SF with an additional 500,000 SF Expansion Available
- **Loading Doors:** 100 Dock-High (Expandable to 150)
- **Car Parks:** 356 (Expandable to 525)
- **Trailer Parks:** 200 (Expandable to 300)
- **Electrical:** 6,000 Amps Available (Expandable To Suit)

### BUILDINGS 1 & 2 | BUILDING FEATURES

- **Clear Height:** 40' (Up to +50' Available to Suit)
- **Office:** To Suit
- **Roof:** TPO - 20 Year Warranty
- **Exterior Wall:** Insulated Concrete Wall Panels
- **Column Spacing:** 50' x 56' with 60' Speed Bays or To Suit
- **Lighting:** LED Lighting Fixtures or To Suit
- **Fire Suppression:** ESFR

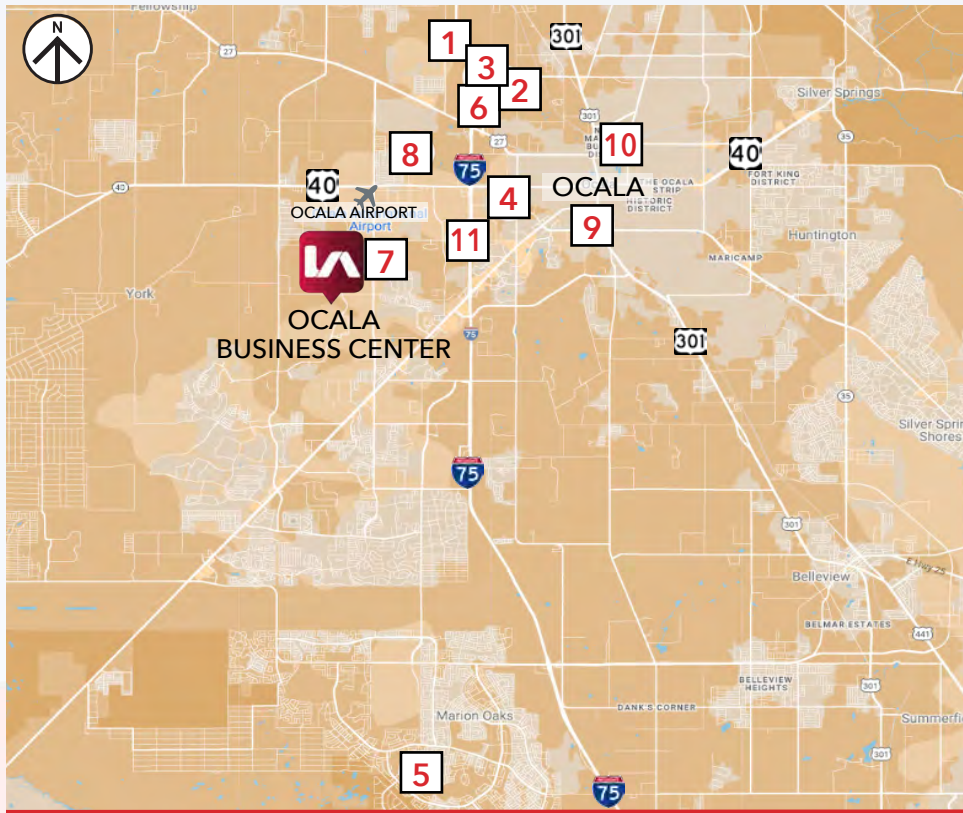
### BUILDING 2 SPECS

- **Size:** 50,000 SF up to 250,000 SF with an additional 250,000 SF Expansion Available
- **Loading Doors:** 25 Dock-High (Expandable to 50)
- **Car Parks:** 88 (Expandable to 176)
- **Trailer Parks:** 29 (Expandable to 79)
- **Electrical:** 4,000 Amps Available (Expandable To Suit)

### UTILITIES

- **Electric:** Ocala Electric Utility, Service to Suit
  - 8MW Available Day 1
  - 16MW Available in 14 Months
  - 46MW Available in 36 Months
  - 96MW Available in 60 Months
- **Gas:** TECO, Service to Suit
- **Water:** City of Ocala, 12-inch
- **Sewer:** City of Ocala, 8-inch
- **Fiber:** Ocala Fiber Network, Available

## LOCATION



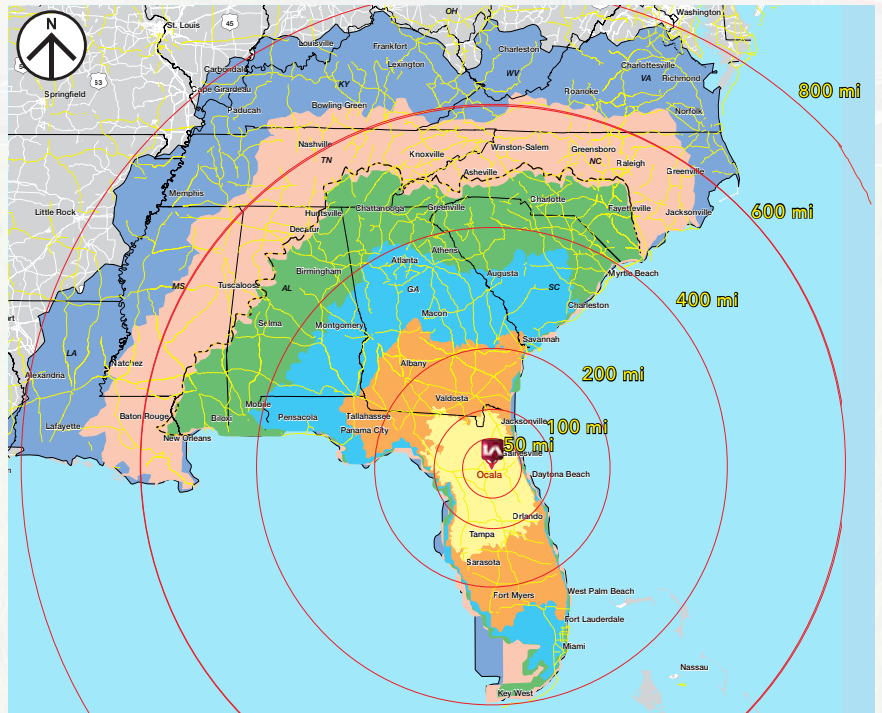
## TOP INDUSTRIAL TENANTS

- 1** Amazon
- 2** Autozone
- 3** Chewy
- 4** Closetmaid
- 5** Dollar Tree
- 6** FedEx
- 7** HomeDept
- 8** McLane Company
- 9** Pepsi
- 10** R+L Carriers
- 11** Signature Brands

## HIGHWAY DISTANCE

CITY	DISTANCE	DRIVE TIME
Gainesville, FL	37 mi	45 minutes
Orlando, FL	80 mi	1 hour 16 minutes
Tampa, FL	98 mi	1 hour 29 minutes
Jacksonville, FL	102 mi	1 hour 53 minutes
Savannah, GA	239 mi	3 hours 49 minutes
Miami, FL	303 mi	4 hours 18 minutes
Charleston, SC	337 mi	5 hours 29 minutes
Atlanta, GA	364 mi	5 hours 9 minutes
Chattanooga, TN	481 mi	6 hours 54 minutes
Charlotte, NC	482 mi	7 hours 15 minutes
Fayetteville, NC	492 mi	7 hours 49 minutes
Birmingham, AL	509 mi	7 hours 14 minutes
New Orleans, LA	564 mi	7 hours 57 minutes
Knoxville, TN	577 mi	8 hours 15 minutes
Nashville, TN	612 mi	8 hours 52 minutes
Baton Rouge, LA	621 mi	9 hours 22 minutes
Bowling Green, KY	674 mi	10 hours 36 minutes
Roanoke, VA	678 mi	10 hours 52 minutes
Memphis, TN	746 mi	10 hours 45 minutes
Washington, DC	805 mi	11 hours 56 minutes
Detroit, MI	1,096 mi	15 hours 54 minutes

1-Day Drive



2 Hour Drive Time
  8 Hour Drive Time
  1-Day Drive Time to 50,000,000 Total Population

4 Hour Drive Time
  10 Hour Drive Time

6 Hour Drive Time
  12 Hour Drive Time

I-75  
3 miles
 Ocala Int'l Airport  
3.5 miles
 Port Tampa Bay 97 miles  
JaxPort 127 miles



InSite



## WHY OCALA?

Investing in Ocala, Florida’s commercial and industrial real estate is promising due to its rapid growth, ranking first in U-Haul’s list of top-growing U.S. cities. Its strategic central location offers excellent connectivity to major markets like Orlando and Tampa. The city boasts a robust economy with strong healthcare, manufacturing, and logistics sectors, creating high demand for industrial spaces.

Additionally, Ocala’s affordability and developed infrastructure support continued industrial and commercial growth, making it an ideal investment destination.



**Total Population**  
2023 | 409,959



**Total Labor Force**  
2024 | 151,911



**7.6% Lower Labor Costs**  
than I-4 Corridor



**70% of all truck traffic**  
travels I-75 in Ocala

## OCALA AIRPORT HAS ACCESS TO

- 20 Commercial service airports
- 15 Deepwater ports
- 2,700+ Miles of rail track
- 120,000+ Miles of roadway

## STATE, REGIONAL, AND LOCAL INCENTIVES AVAILABLE

- Economic Development Financial Incentive Grant (EDFIG)
- Industrial Development Bonds (IDBs)
- Economic Improvement Programs (EIP)

## TRANSPORTATION

- Strategic location reaches 34 million residents
- 39% greater population reach than the I-4 corridor
- Direct and Full Access to I-75
- I-75 Experiences a peak of 120,000 ± cars a day
- 20 Minute Drive to I-75 and the Florida Turnpike Interchange
- 1-Day Drive Time to 50M Total Population
- Adjacent to the Ocala International Airport