

Industrial | For Lease or Sale

CBRE

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

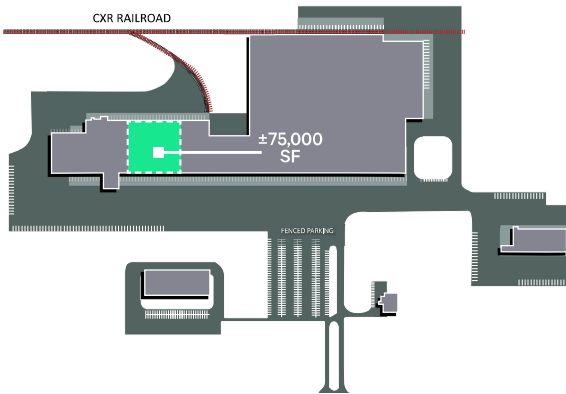
TOTAL AVAILABLE	450,000 SF	ZONING	B5 (Heavy Business)
TOTAL ACRES	±200 Acres	CRANES	[2] 3-ton ceiling mounted w/ travel motors
CLEAR HEIGHT	28'-30'	PARKING	450 + Parking Stalls / Trailer Storage and Spotting
FLOOR	6" Thick	LIGHTING	Mercury Vapor & Halide - 400 Watts
WALLS	8" Concrete Tilt-Up	POWER	(2)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

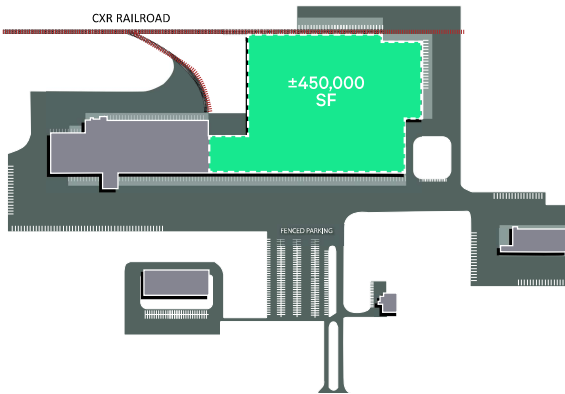
SF Available



OPTION 2:

450K

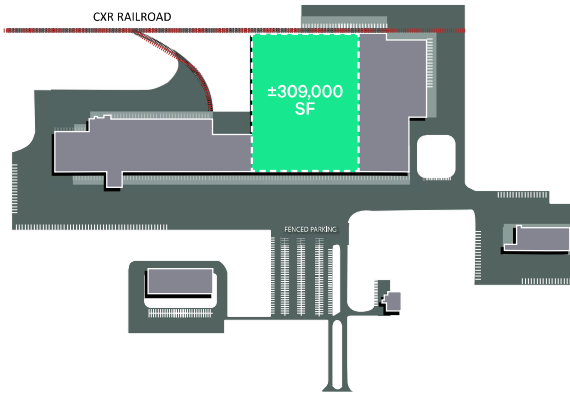
SF Available



OPTION 3:

309K

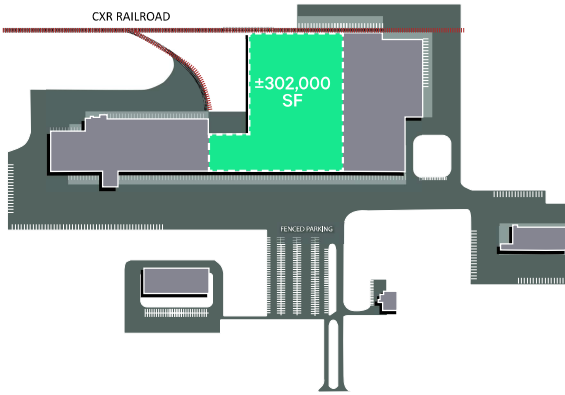
SF Available



OPTION 4:

302K

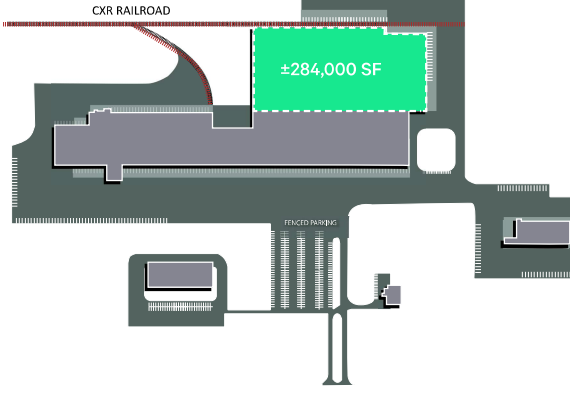
SF Available



OPTION 5:

284K

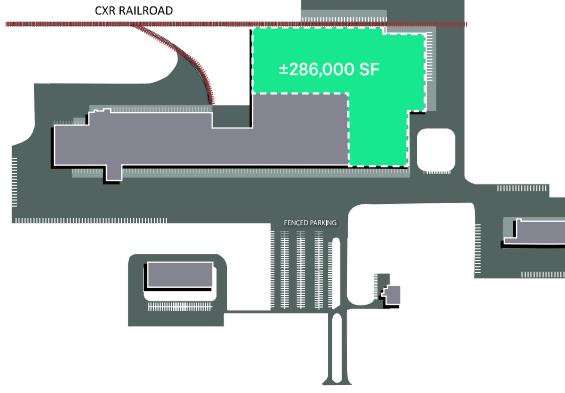
SF Available



OPTION 6:

286K

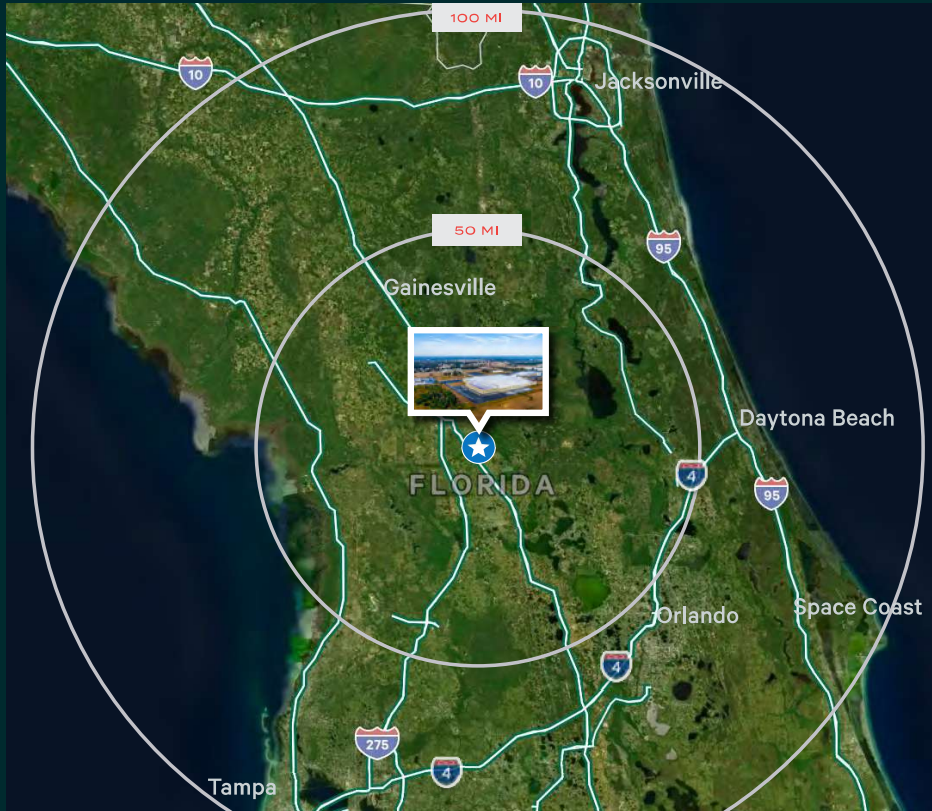
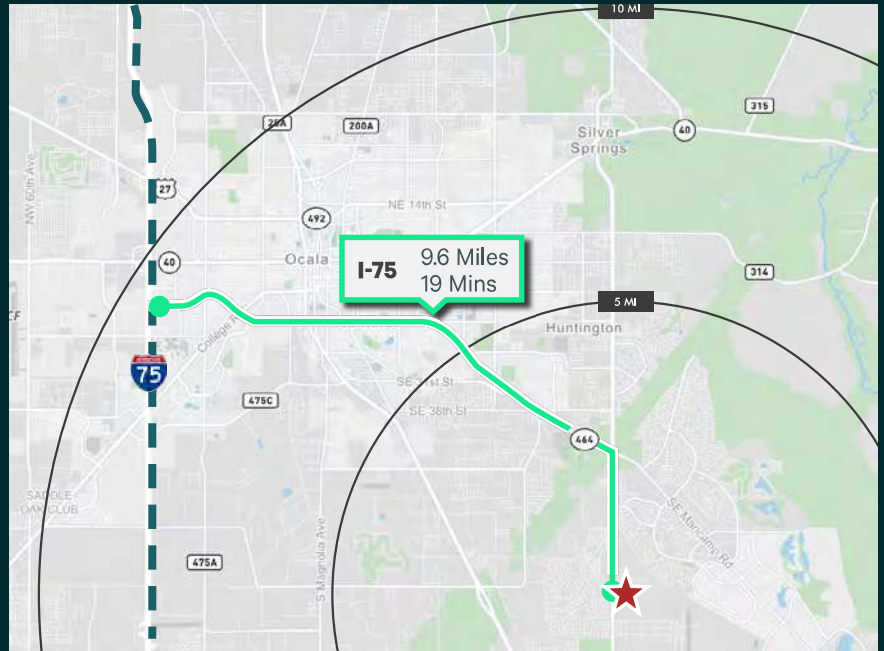
SF Available



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

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