

# OCALA SOUTH LOGISTICS PARK

UP TO 1,100,268± SF - BUILD-TO-SUIT

OCALASOUTH.NET

14130 SW 57th Avenue Road

Ocala, Florida 34473



**BUILD-TO-SUIT**

**FLEXIBLE SITE OPTIONS**



FOR LEASING &  
BUILD-TO-SUIT  
INFORMATION  
CONTACT

RIAN SMITH

813.273.8487

Rian.Smith@CBRE.com

KRIS COURIER

813.273.8442

Kris.Courier@CBRE.com





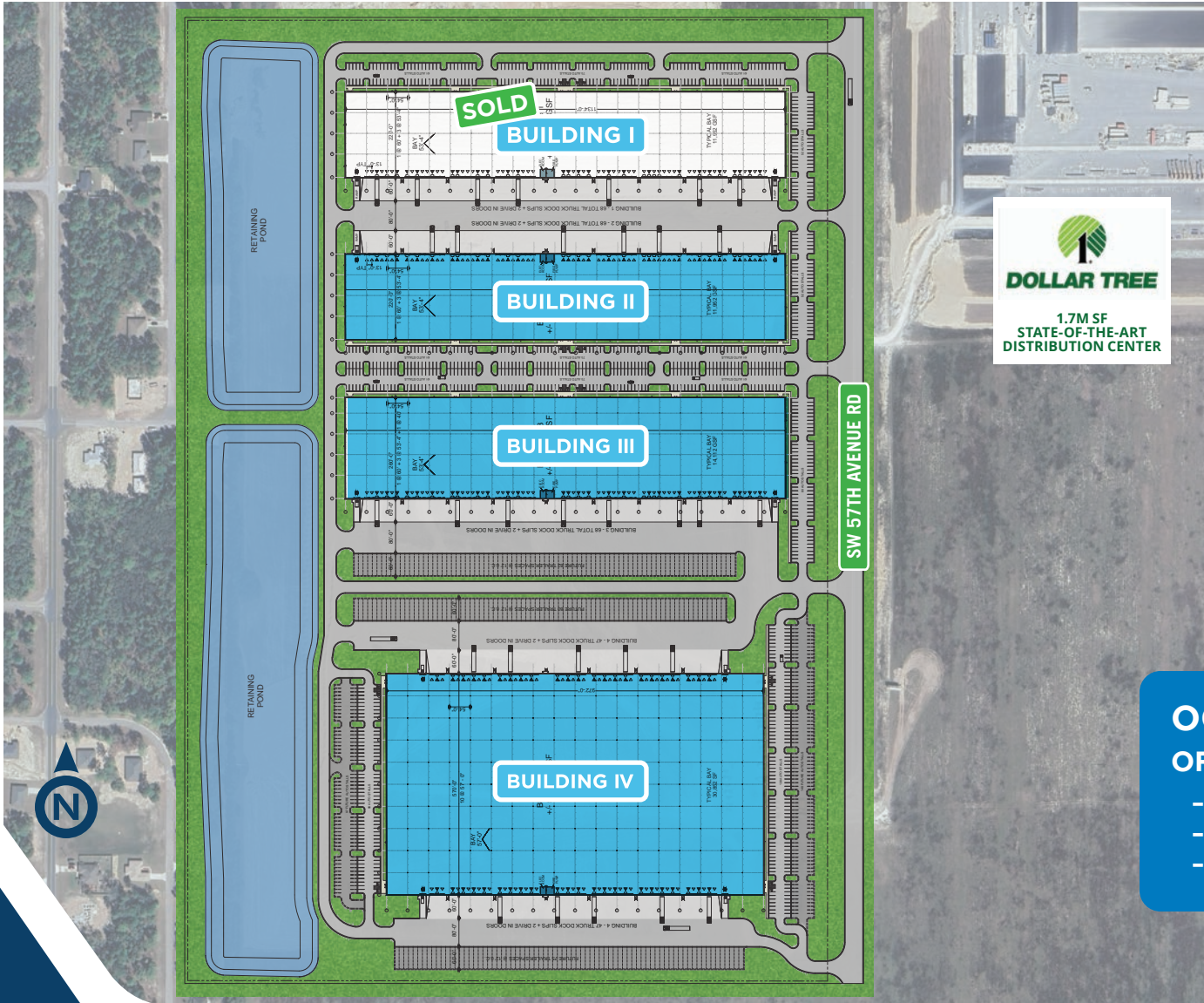
# OCALA SOUTH LOGISTICS PARK

UP TO 1,100,268± SF - BUILD-TO-SUIT

SITE PLAN

14130 SW 57th Avenue Road

Ocala, Florida 34473



## OSLP | BUILDING I **SOLD**

251,388 SF

## OSLP | BUILDING II

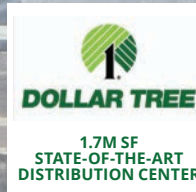
251,388 SF | Planned Development  
*Available for build-to-suit. Delivery in <12 months.*

## OSLP | BUILDING III

294,840 SF | Planned Development  
*Available for build-to-suit. Delivery in <12 months.*

## OSLP | BUILDING IV

554,040 SF | Planned Development  
*Available for build-to-suit. Delivery in <12 months.*



## OCALA SOUTH LOGISTICS PARK OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE



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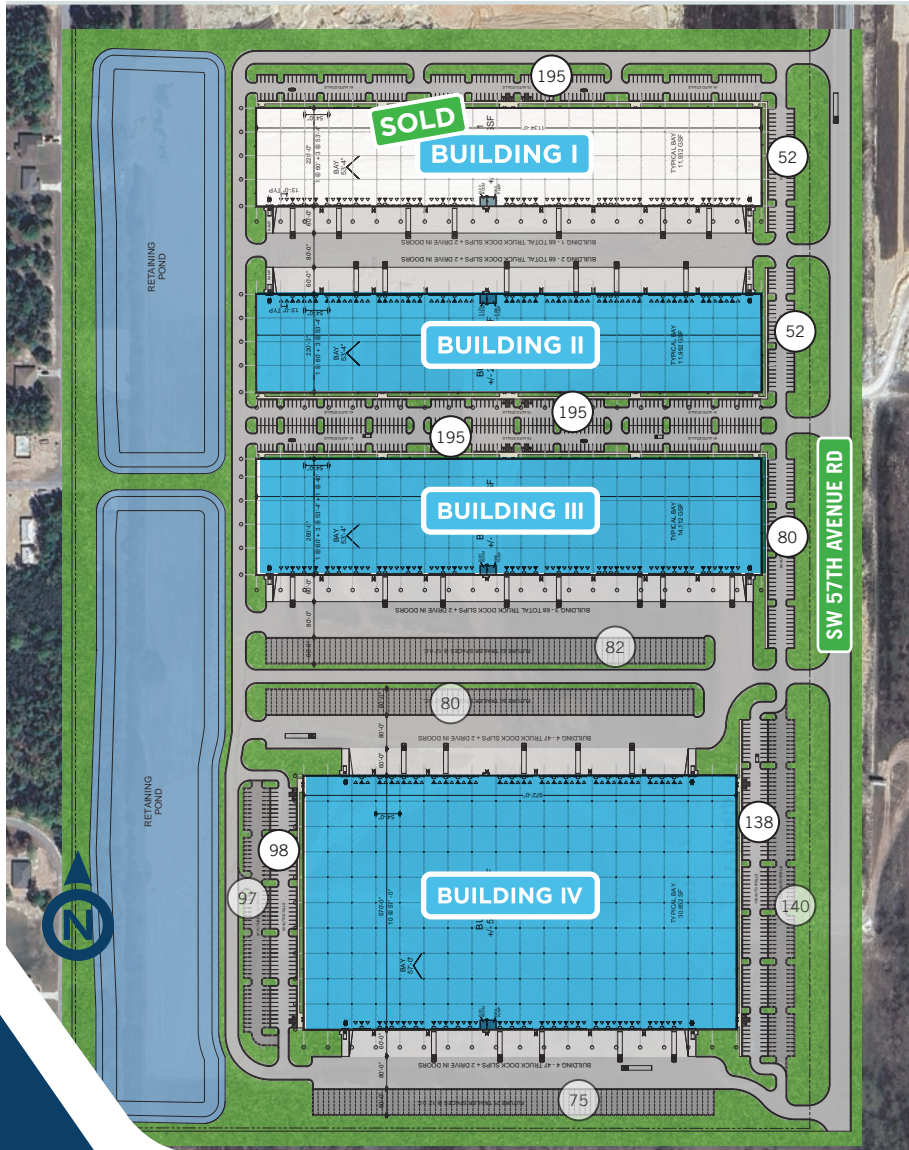
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BUILDING SPECS  
14130 SW 57th Avenue Road  
Ocala, Florida 34473



## BUILDING I **SOLD**

BUILDING SIZE	251,388± SF
DOCK DOORS	67 - 28 equipped
DRIVE-IN DOORS	2
COLUMN SPACING	53' - 4" x 54' with 60' speed bays
CLEAR HEIGHT	32'
CAR PARKING	247
TRUCK COURT	140'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

## BUILDING II

BUILDING SIZE	251,388± SF
DOCK DOORS	67 - 28 equipped
DRIVE-IN DOORS	2
COLUMN SPACING	53' - 4" x 54' with 60' speed bays
CLEAR HEIGHT	32'
CAR PARKING	247
TRUCK COURT	140'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

## BUILDING III

BUILDING SIZE	294,840± SF
DOCK DOORS	68 - 29 equipped
DRIVE-IN DOORS	2
COLUMN SPACING	53' - 9" x 50' with 60' speed bays
CLEAR HEIGHT	36'
CAR PARKING	275
TRAILER PARKING	82 future spaces
TRUCK COURT	140'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

## BUILDING IV

BUILDING SIZE	554,040± SF
DOCK DOORS	94 - 46 equipped
DRIVE-IN DOORS	4
COLUMN SPACING	54' x 57' with 60' speed bays
CLEAR HEIGHT	36'
CAR PARKING	236 - expandable to 473
TRAILER PARKING	155 future spaces
TRUCK COURT	140'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting



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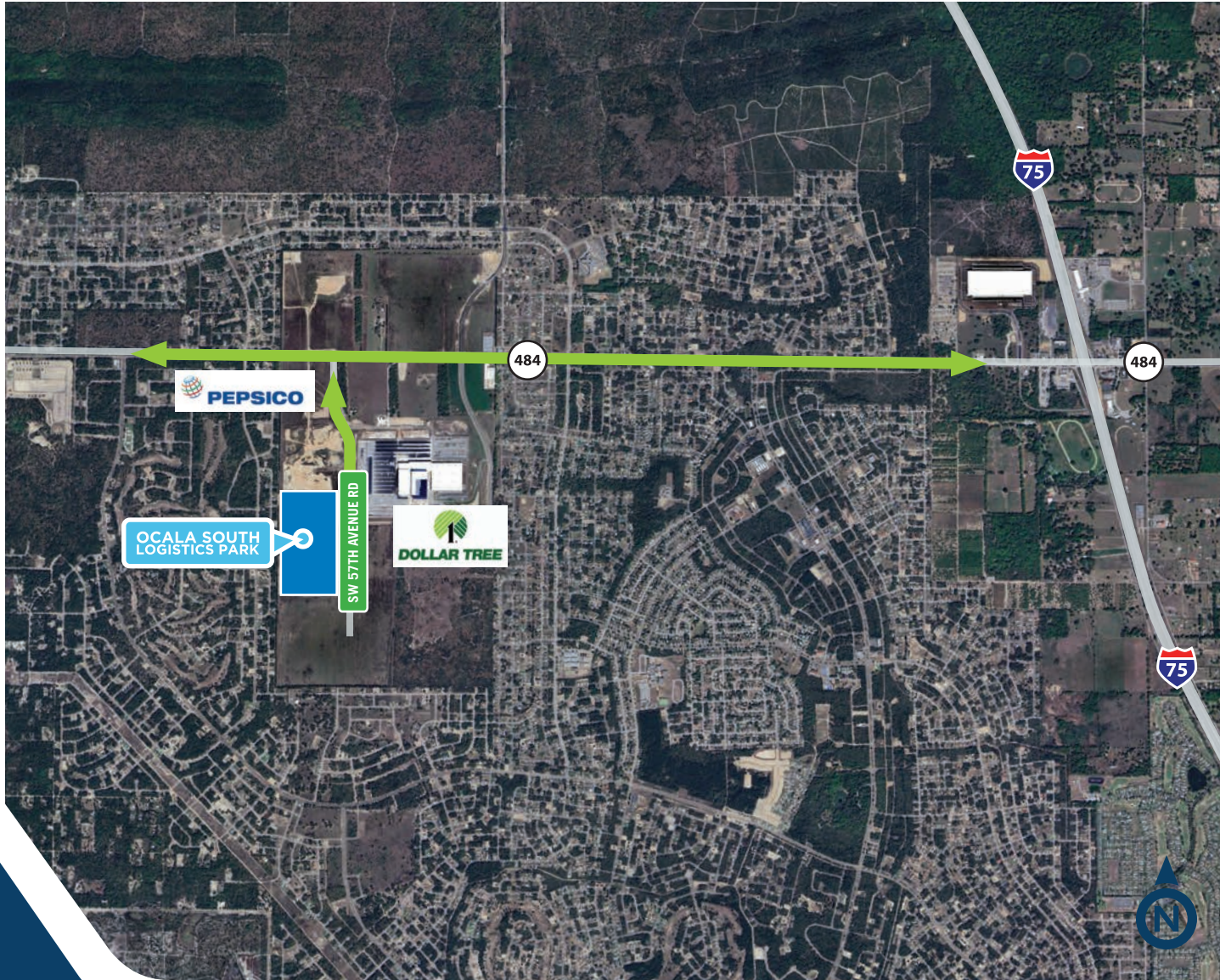
# OCALA SOUTH LOGISTICS PARK

UP TO 1,100,268± SF - BUILD-TO-SUIT

AREA MAP

14130 SW 57th Avenue Road

Ocala, Florida 34473



## LOCATIONAL ADVANTAGES

The Ocala South Logistics Park is strategically located in Ocala's master planned Florida Crossroads Commerce Park, just three miles from I-75. Centered among the metropolitan areas of Jacksonville, Orlando and Tampa, all within a one to two-hour drive. Four of Florida's six major trucking arteries (I-75, Florida Turnpike, US 301, and US 27) cut across central Florida, bringing 70% of all truck traffic in the state through Ocala.

**3.4 MILES**  
I-75 - EXIT 341  
ON/OFF RAMP

**0.7 MILES**  
FL HIGHWAY 484  
INTERSECTION

**6.4 MILES**  
FL STATE ROAD 200  
INTERSECTION

**16.8 MILES**  
FLORIDA'S TURNPIKE

**67 MILES**  
ORLANDO, FL

**84 MILES**  
TAMPA, FL

**121 MILES**  
JACKSONVILLE, FL

**377 MILES**  
ATLANTA, GA



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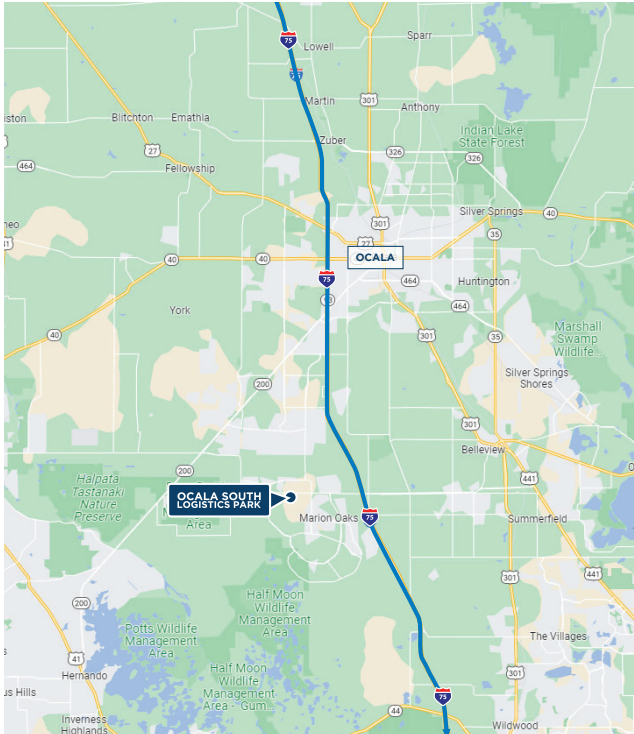
# OCALA SOUTH LOGISTICS PARK

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LOCATION MAP

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## OCALA IS RANKED AMONG THE TOP METROS IN THE US

- ◆ Top 20 of all Metros for Manufacturing Output Growth
- ◆ Top 20 of all Metros for Manufacturing Employment Growth
- ◆ 10th Fastest Growing (rate)
- ◆ 48th Fastest Growing (quantity)
- ◆ US News & World Report 2022 Best Places Lists
  - #4 Safest Places to Live
  - #6 Fastest Growing Metro
  - #6 Best Places to Retire
  - #16 Small Metros/#58 Overall

## OCALA'S STRATEGIC LOCATION REACHES 34 MILLION RESIDENTS

**39% GREATER POPULATION REACH THAN THE I-4 CORRIDOR**

## BETTER LABOR DYNAMICS

- ◆ 7.6% lower labor costs than the I-4 corridor

**70% OF ALL TRUCK TRAFFIC IN FLORIDA TRAVELS ON I-75 IN OCALA**



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**1-DAY**  
SHIPPING TO  
**65M**  
CONSUMERS

**2-DAY**  
SHIPPING TO  
**230M**  
CONSUMERS



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