

CROSS-DOCK OPPORTUNITY
IN OCALA!

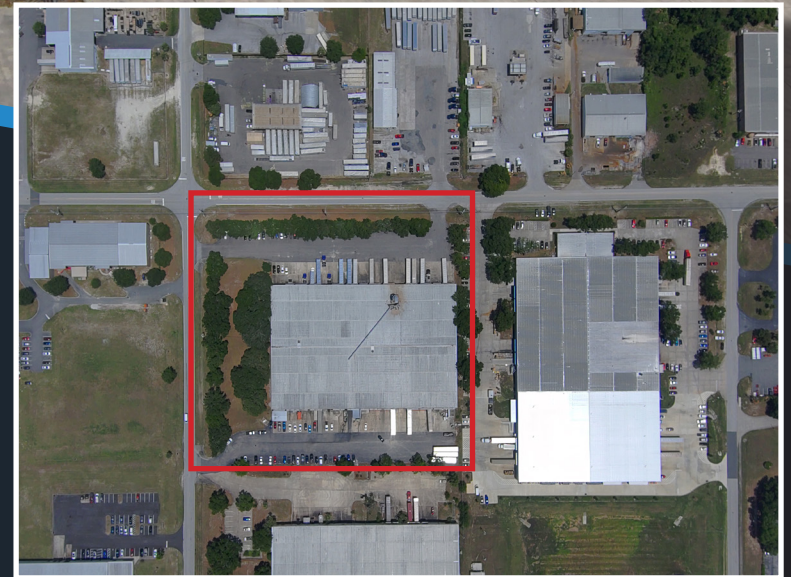


AVAILABLE
FOR LEASE

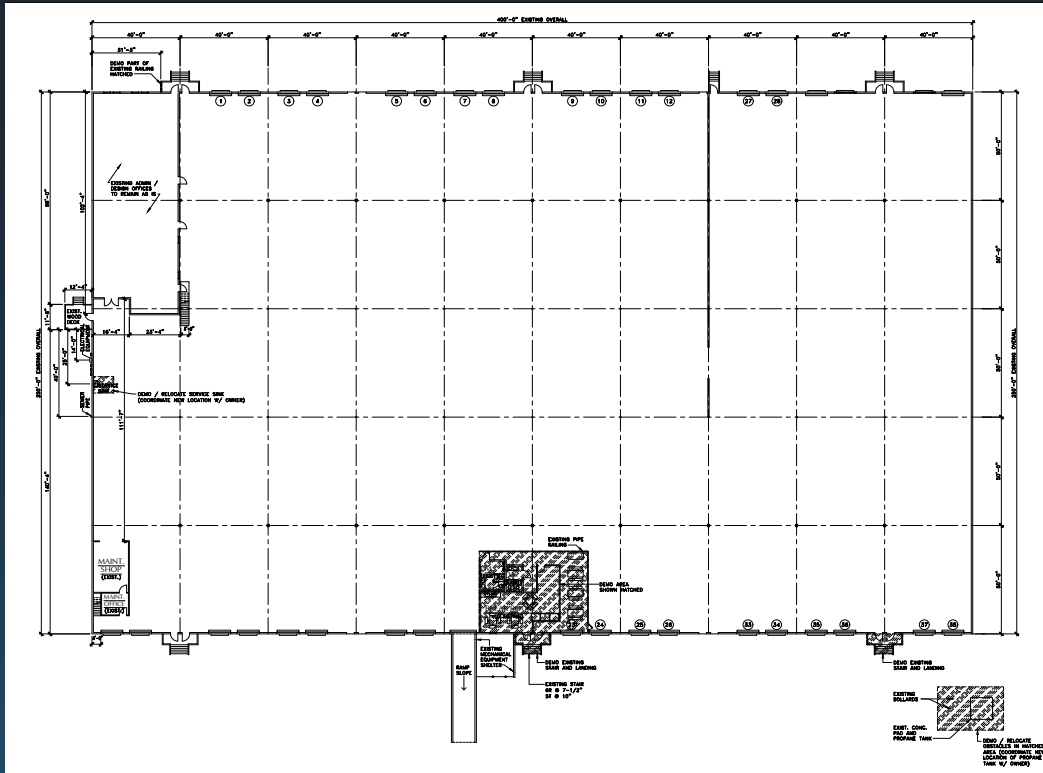
227 SW 57th Ave, Ocala, FL 34474

HIGHLIGHTS

- 50,000 SF to 100,000 SF
- Dock High and Drive-in Loading
- Cross Dock
- 1.8 Miles to I-75
- Zoning: M-1, Light Industrial



Divisible 50,000 SF to 100,000 SF



BUILDING SPECIFICATIONS

Lot Size: 6.4 Acres

Building Size: 100,000 SF

Building Dimensions: 250' x 400'

Loading: Cross-Dock

Ceiling Height: 25'

Office Space: 1,200 SF

Dock High Doors: 34 Dock High (9'x10')

Drive-in Doors: 1 Drive-in Door (14' x 16')

Grade level: 1 Door

Column Spacing: 40' x 40'

Warehouse Lighting: LED

Power: 800 Amps / 240V

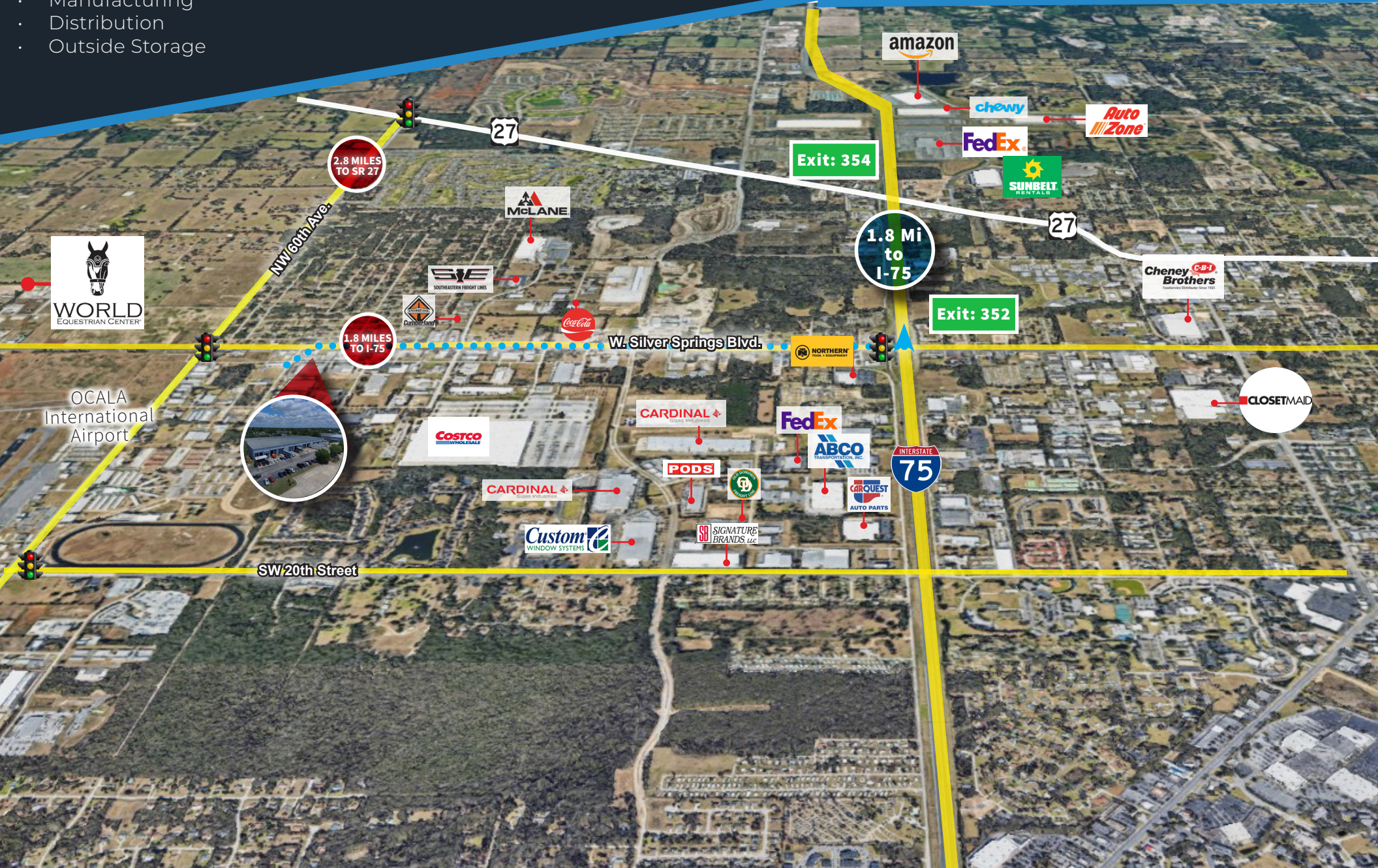
Employee Parking: 30 Spaces

Zoning: Industrial

CENTRALIZED OCALA LOCATION CLOSE TO ALL MAJOR ROADWAYS

- Manufacturing
- Distribution
- Outside Storage

Ocala's strategic positioning along major highways, including I-75, makes it an ideal hub for industrial operations, facilitating easy transportation and distribution of goods. The city benefits from a growing workforce and a supportive business environment, attracting a range of industries looking to capitalize on its advantageous location.



OCALA International Airport



SW 20th Street

NW 60th Ave.

2.8 MILES TO SR 27

1.8 MILES TO I-75

1.8 Mi to I-75

27

27

INTERSTATE 75

amazon

chewy

Auto Zone

FedEx

SUNBELT RENTALS

MCLANE

SVE

SOUTHEASTERN FREIGHT LINES

Coca-Cola

W. Silver Springs Blvd.

NORTHERN

Exit: 352

Cheney Brothers

CLOSETMAID

COSTCO WHOLESALE

CARDINAL

FedEx

ABCO TRANSPORTATION, INC.

PODS

Signature Brands

CARQUEST AUTO PARTS

CARDINAL

Custom WINDOW SYSTEMS

SIGNATURE BRANDS LLC

LOCATED IN FLORIDA'S EPICENTER

227 SW 57th Ave, Ocala, FL

KEY DRIVE TIMES

MAJOR CITIES

Orlando.....	83 Miles
Tampa.....	97 Miles
Jacksonville.....	102 Miles
Miami.....	307 Miles
Savannah.....	238 Miles
Atlanta.....	365 Miles

MAJOR TRANSPORTATION HUBS

Port Canaveral.....	134 Miles
Orlando Int'l Airport.....	88 Miles
Tampa Int'l Airport.....	106 Miles

MAJOR HIGHWAYS

US-301.....	1.7 Miles
US-27.....	1.8 Miles
W Silver Springs Blvd.....	2.5 Miles
I-75.....	4.6 Miles
FL Turnpike.....	23 Miles
I-95.....	66 Miles
I-4.....	73 Miles
FL-417.....	76 Miles




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