

CROSS-DOCK OPPORTUNITY
IN OCALA!



AVAILABLE
FOR LEASE

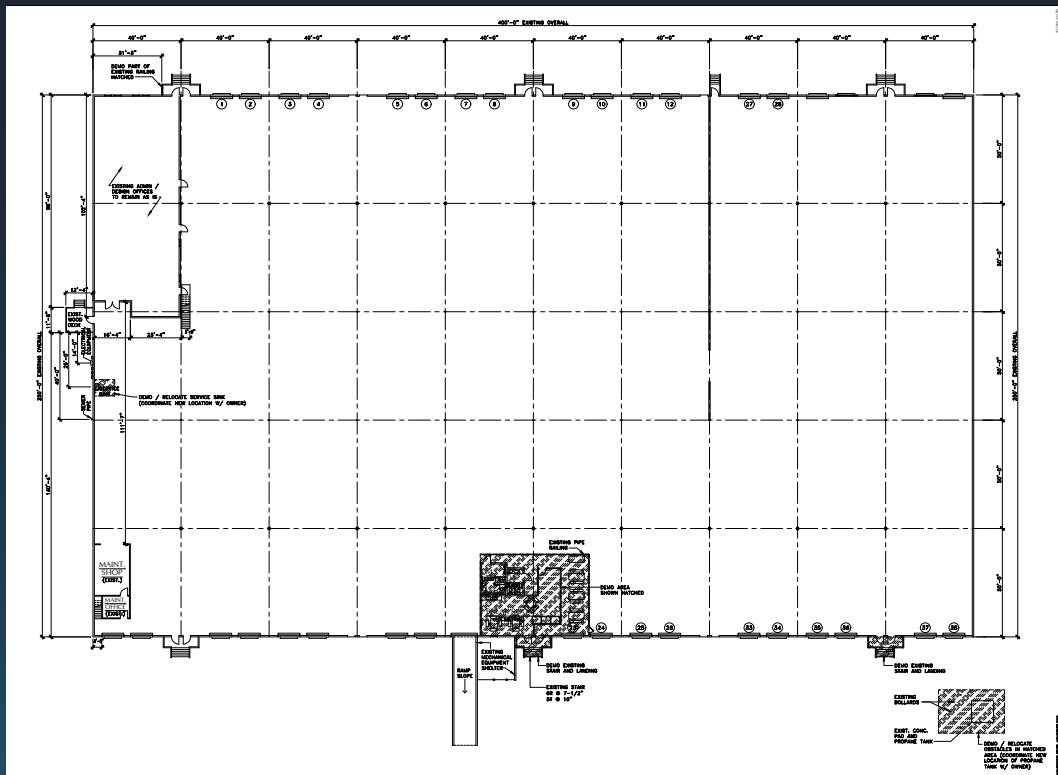
227 SW 57th Ave, Ocala, FL 34474

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:

Grade level:

Column Spacing: 40' x 40'

Warehouse Lighting: LED

Power: 800 Amps / 240V

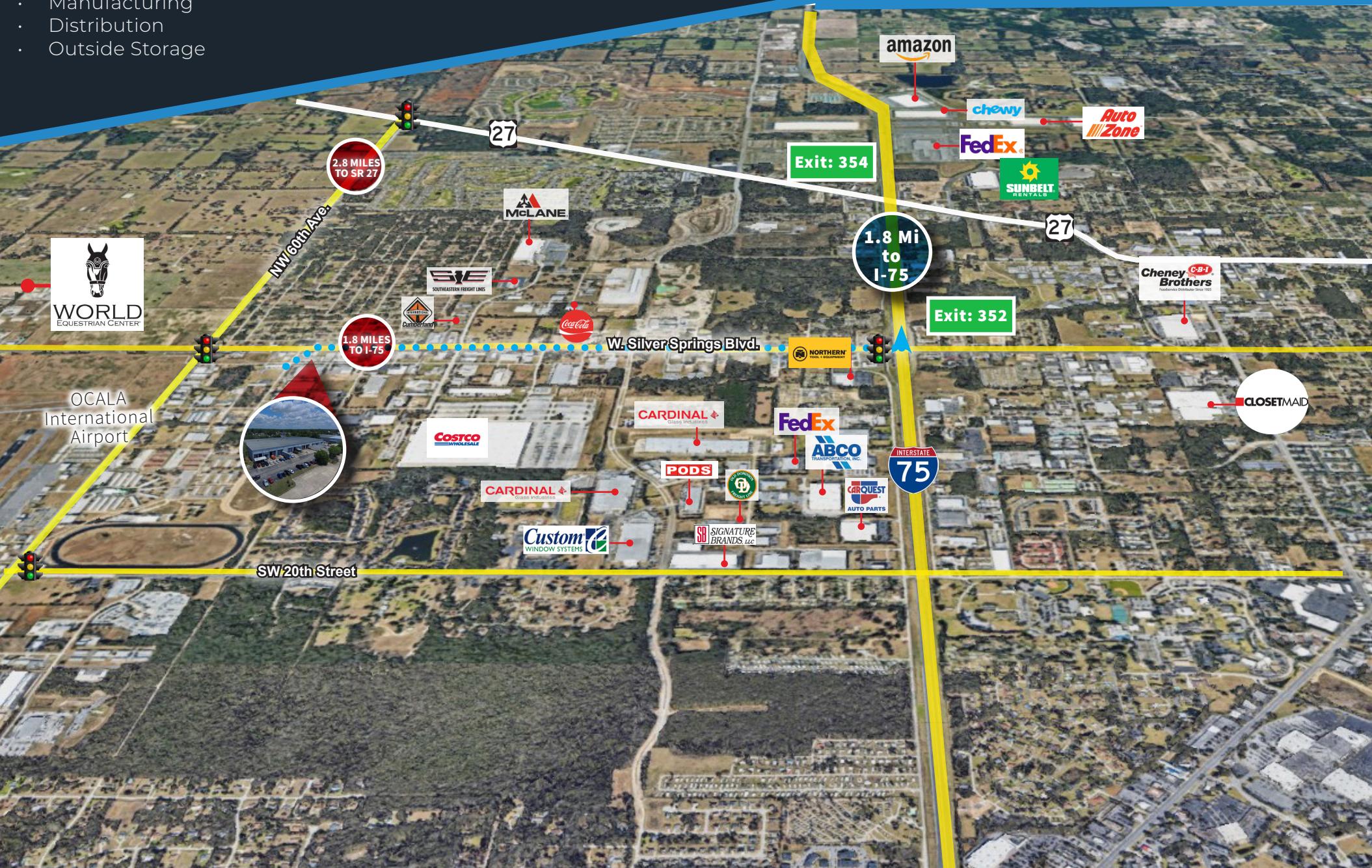
Employee Parking: 30 Spaces

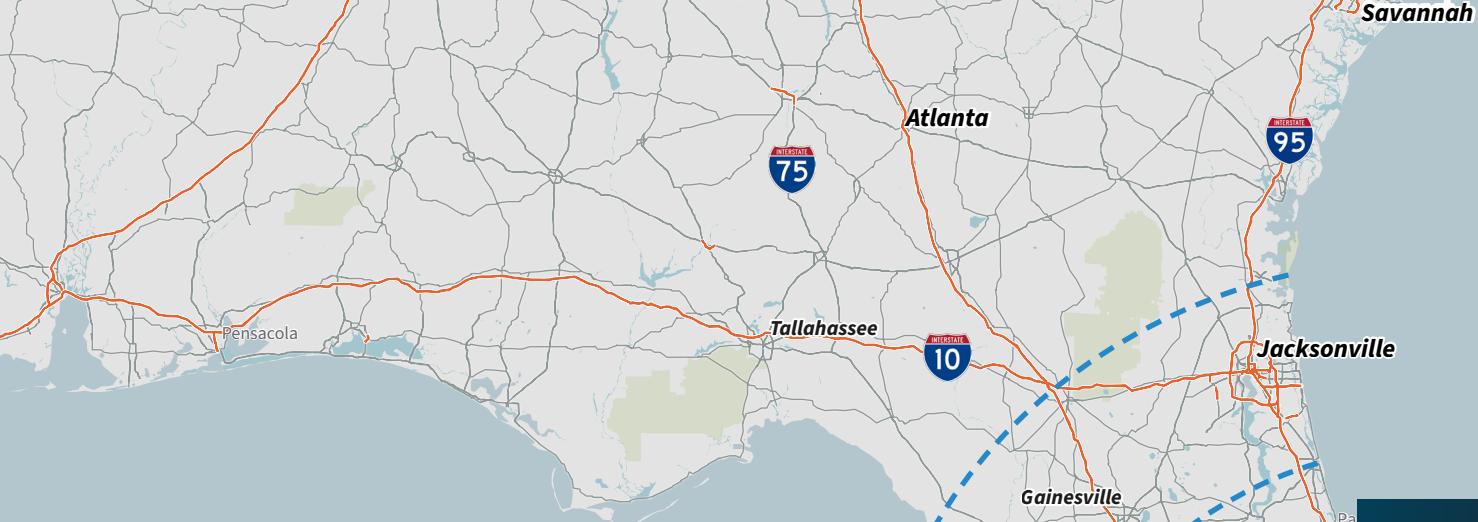
Zoning: Industrial

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.





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

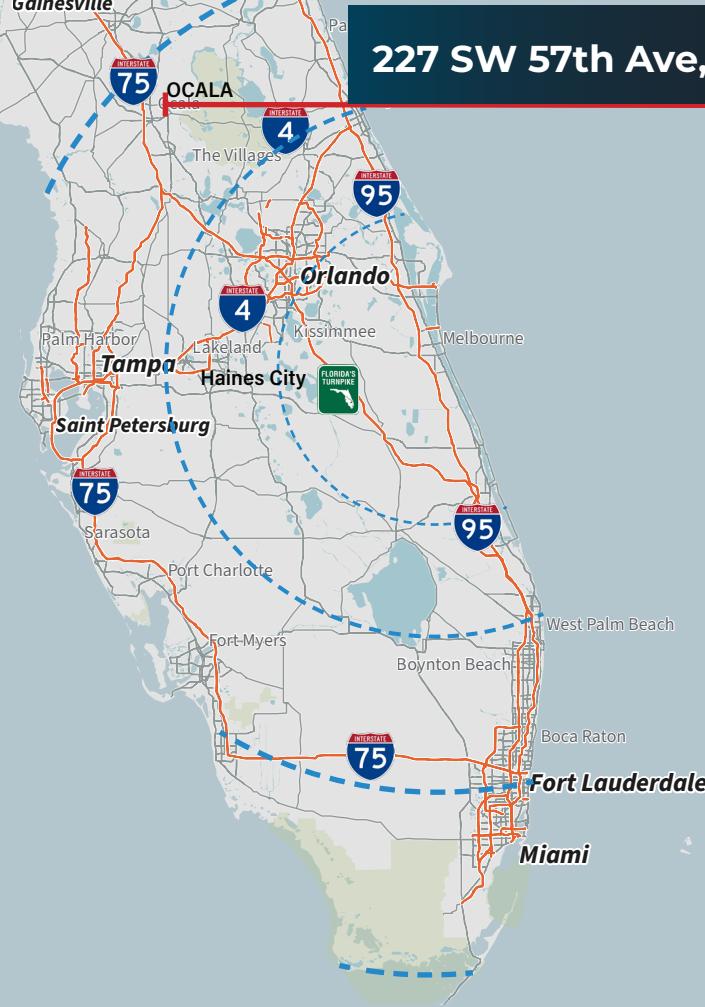
Port Canaveral	134 Miles
Orlando Int'l Airport	88 Miles
Tampa Int'l Airport	106 Miles

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

LOCATED IN
FLORIDA'S
EPICENTER

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