

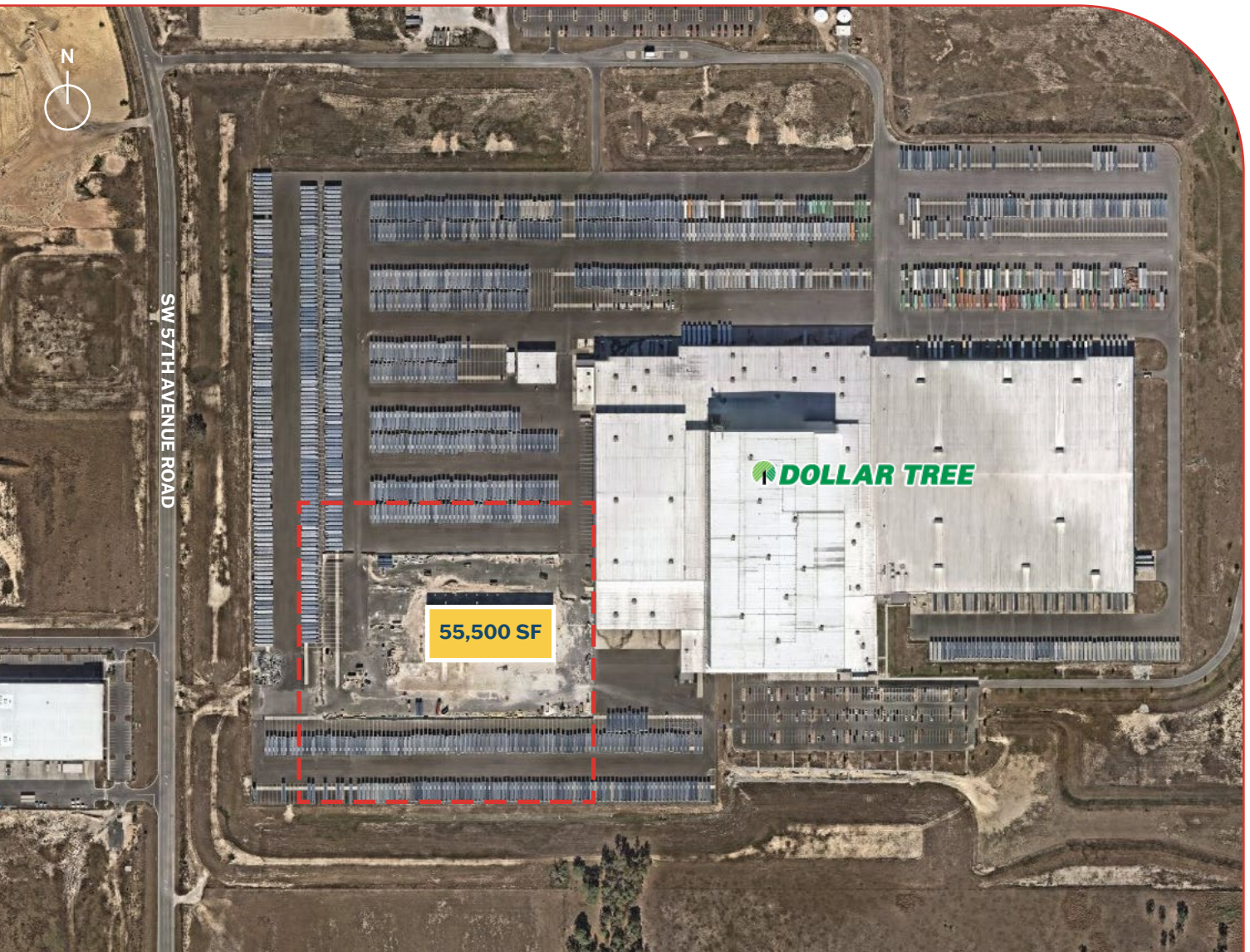


FOR LEASE:

55,500-SF Industrial Opportunity in **Ocala, FL**

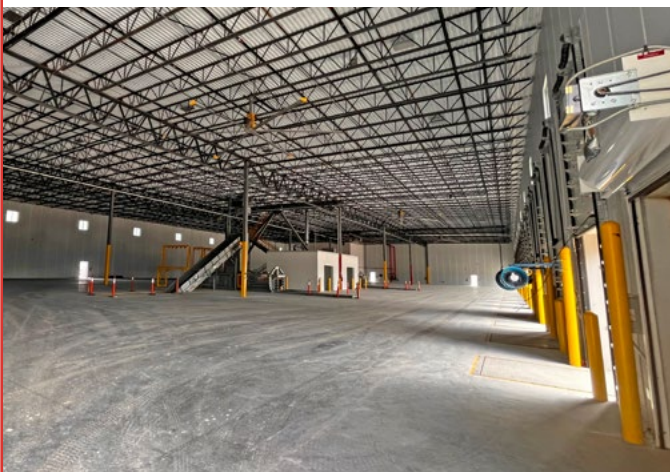
*Within the 700-acre, master-planned
Florida Crossroads Commerce Park*

CBRE



Building Specifications:

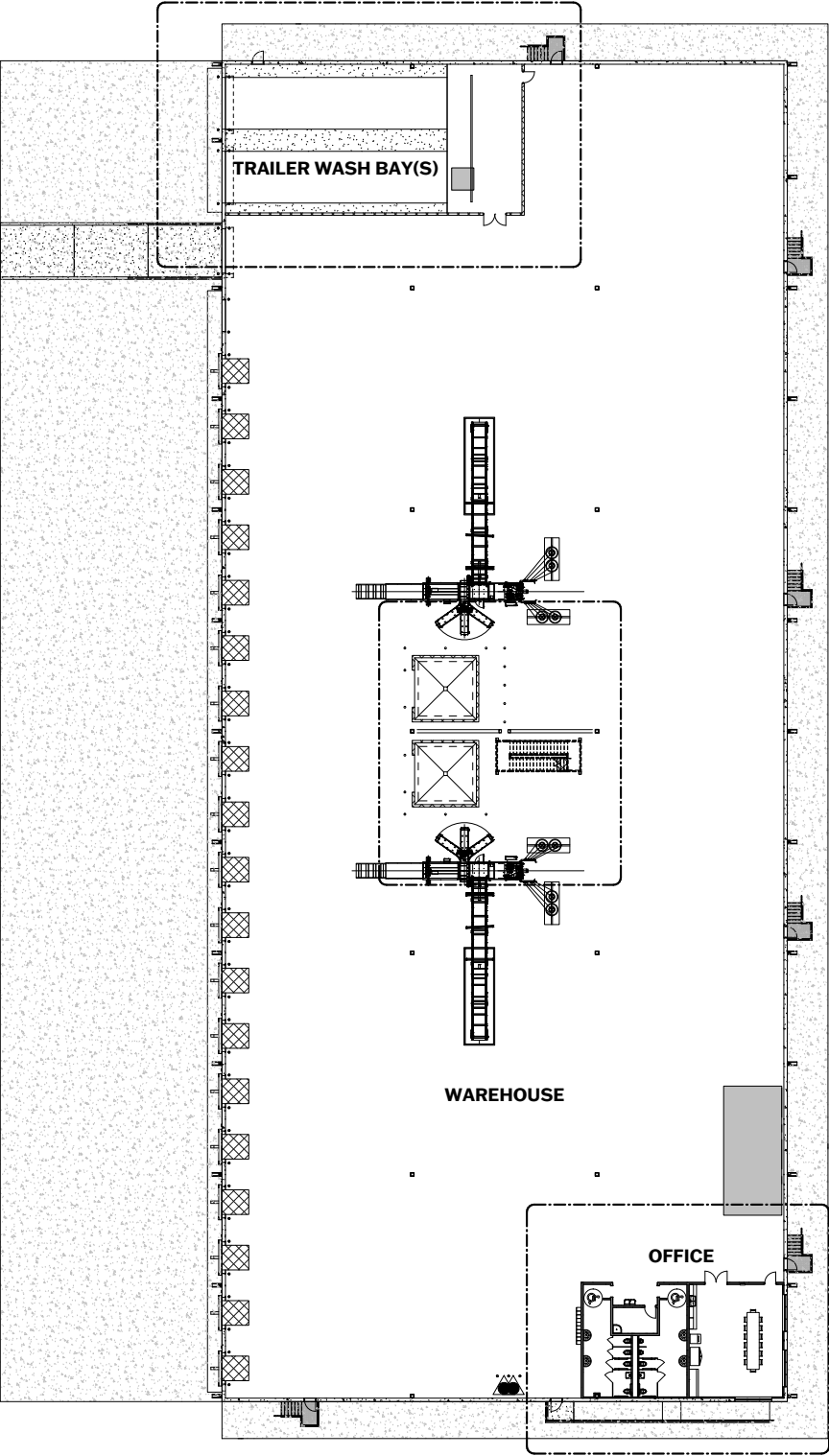
- Building Size: 55,500 SF
- Total Area: 13.5 Acres
- Clear Height: 28'
- Office: 1,700 SF
- Dock Door(s): 19
- Compactor Door(s): 1
- Ramp Door(s): 1
- Power: 800-amps of 480v
- Sprinkler System: ESFR
- Trailer Parking: 294
- Tractor Parking: 104
- Auto Parking: 39
- Trailer Wash Bay(s): 2
- Fully air-conditioned



**Prime Industrial Opportunity in
*Florida Crossroads Commerce Park***

13845 SW 57TH AVENUE ROAD

Floor Plan



55,500 SF
Building Size

1,700 SF
Office

28'
Clear Height

19
Dock Door(s)

1
Compactor Door(s)

1
Ramp Door(s)

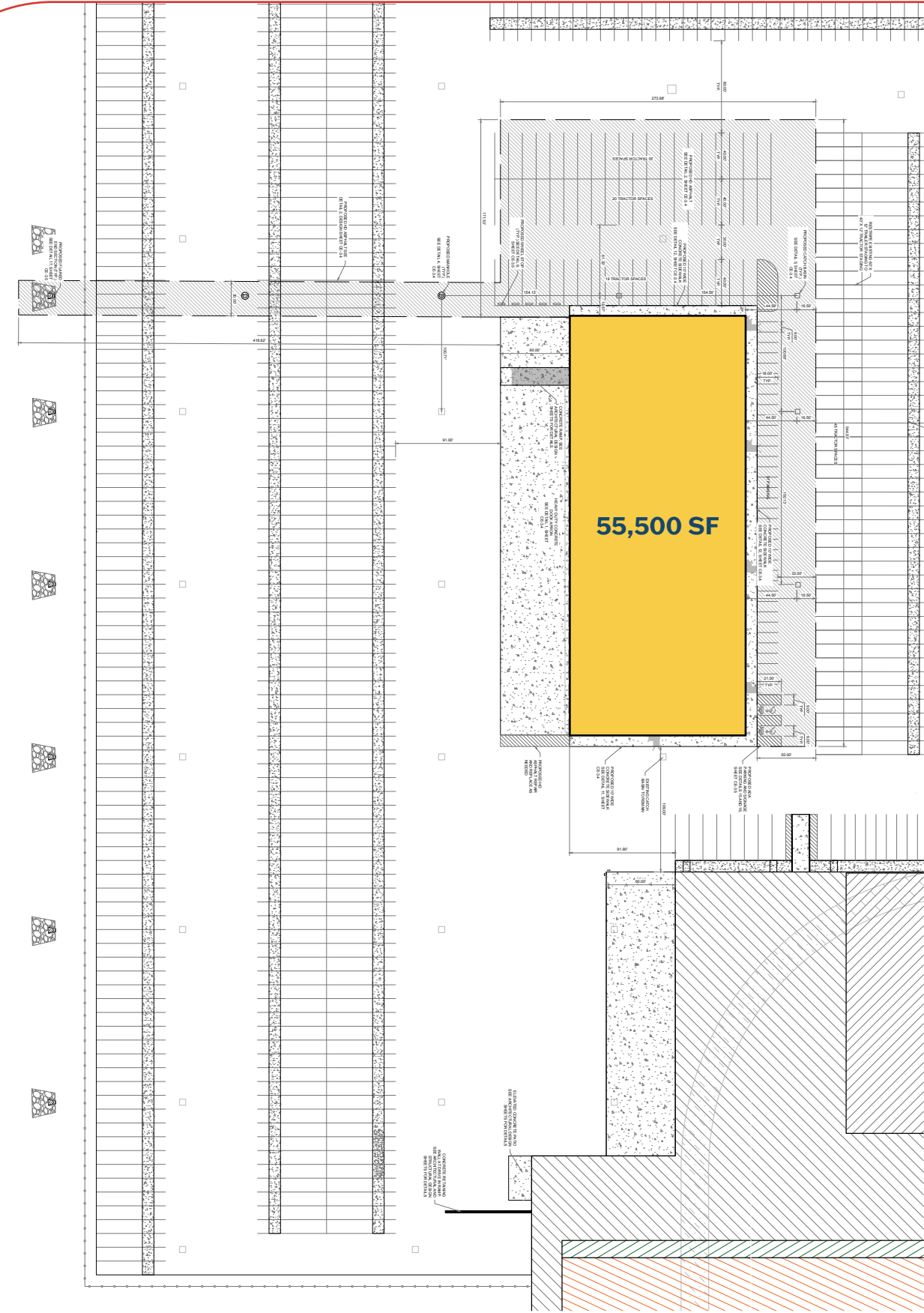
294
Trailer Parking

104
Tractor Parking

39
Auto Parking

2
Trailer Wash Bay(s)





Florida Crossroads Commerce Park

700+

Acres of Industrial

30+ MW

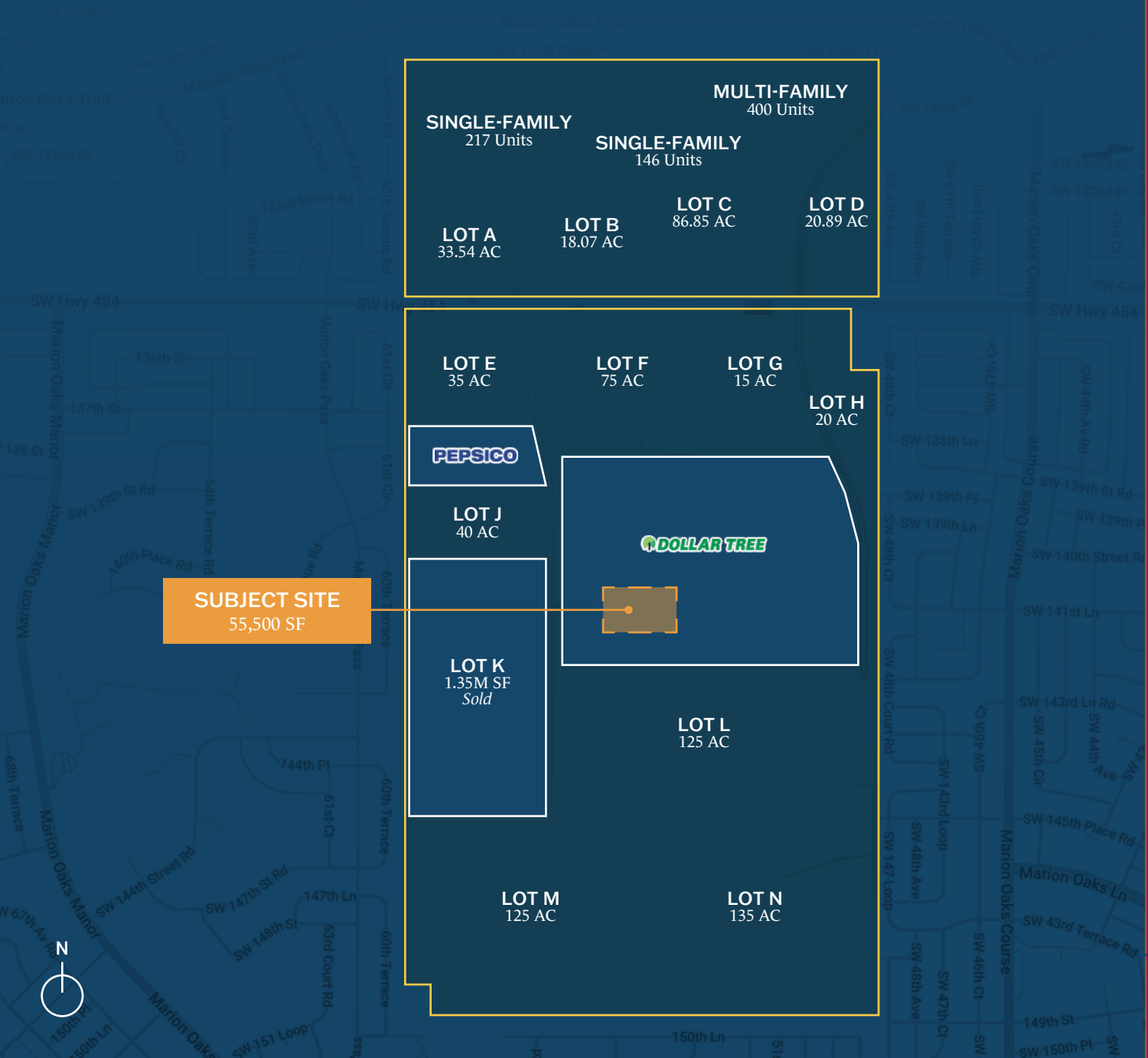
Triple Redundant On-site Substation

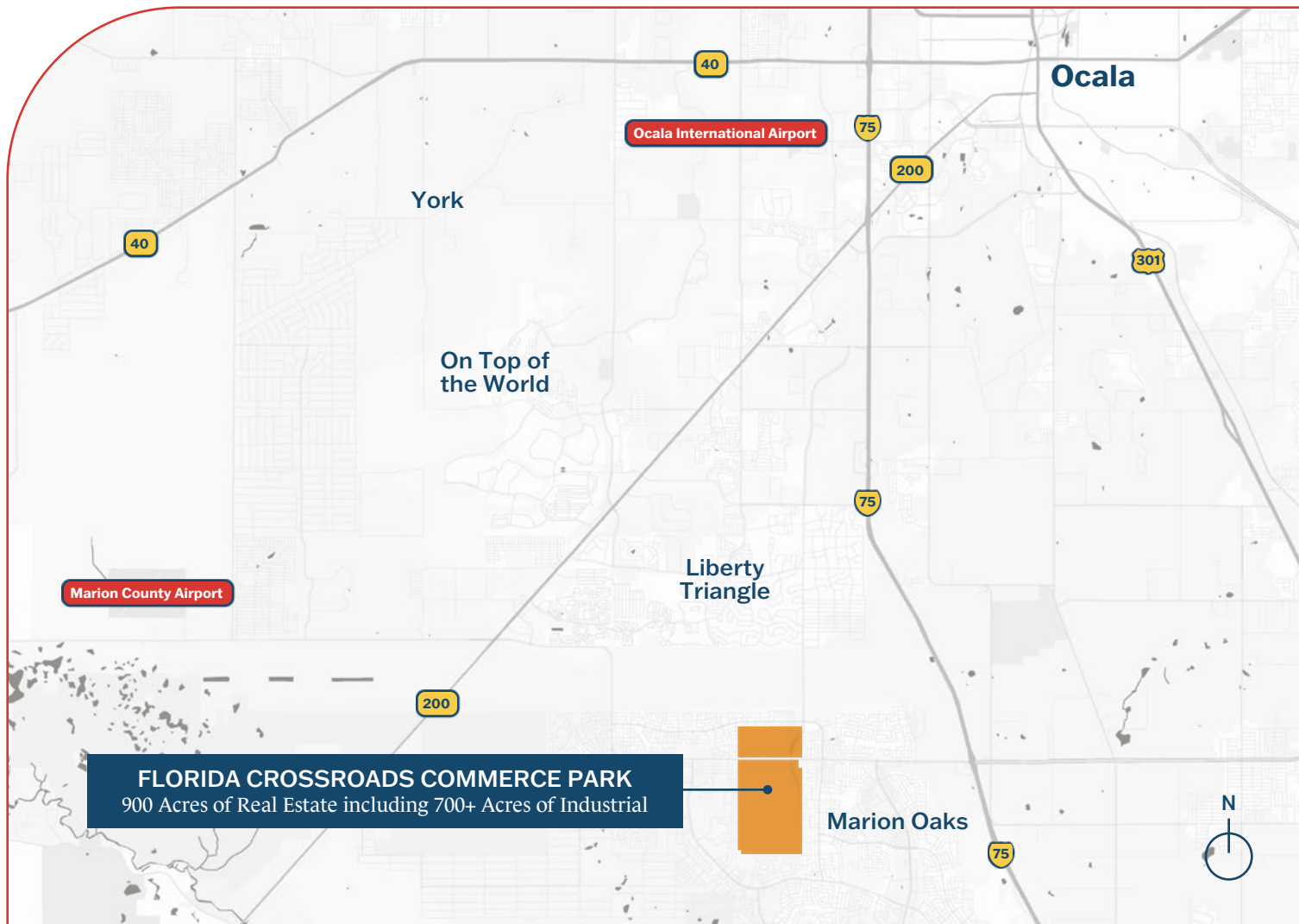
439,422

Labor Force

#1

Metro for Job Growth





A Top Metro in the U.S.

Located within Ocala's master-planned Florida Crossroads Commerce Park, the property is just three miles from I-75 and is at the midway point between Atlanta and Miami. 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 and reaches 34 million residents (a 39% greater population reach than the I-4 Corridor).

#1

Best cost of labor support

28%

Lower rents than the I-4 Corridor

7.6%

Lower labor costs than the I-4 Corridor

#17

Top U.S. Metro for distribution (only Florida metro on list)

CommericalSearch, 2024

13845 SW 57TH AVENUE ROAD

65M

Consumers within a
1-day shipping radius

230M

Consumers within a
2-day shipping radius

OCALA MSA DEMOGRAPHICS (2025)

12,539

Businesses

116,814

Employees

416,181

Population

117,227

Households

\$82,354

Avg. Household Income

\$12.8B

Total Annual Budget

Source: Esri ProjectID 1717898

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