

OCALA SOUTH LOGISTICS PARK

OCALASOUTH.NET | 14130 SW 57th Avenue Road | Ocala, Florida 34473

81 AC | 50,000 - 1.1M SF



BUILD-TO-SUIT

FLEXIBLE SITE OPTIONS

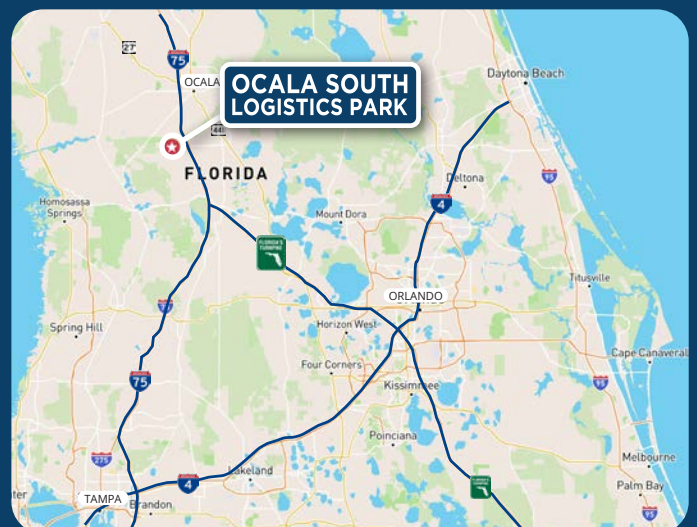


HUNT
MIDWEST

Buyd+
MOX

OCALA IS RANKED AMONG THE TOP METROS IN THE US FOR DISTRIBUTION

- 70% of all truck traffic in Florida travels on I-75
- Strategic location reaches 34mm residents
- 3 Miles from I-75
- Direct access to transportation hubs
- Close proximity to Jacksonville, Orlando & Tampa
- Large labor force & better labor dynamics
- 7.6% lower labor costs than I-4 corridor



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PHASE II AVAILABLE FOR BUILD-TO-SUIT - DELIVERY IN <12 MONTHS

BUILDING II SMALLER TENANTS

BUILDING SIZE	50,000 - 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

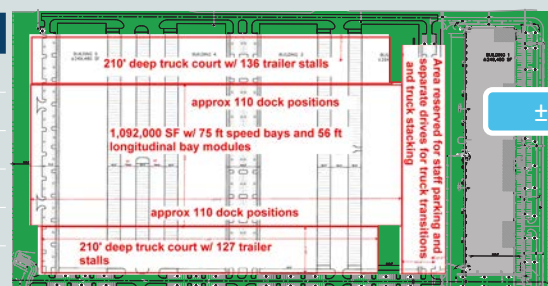
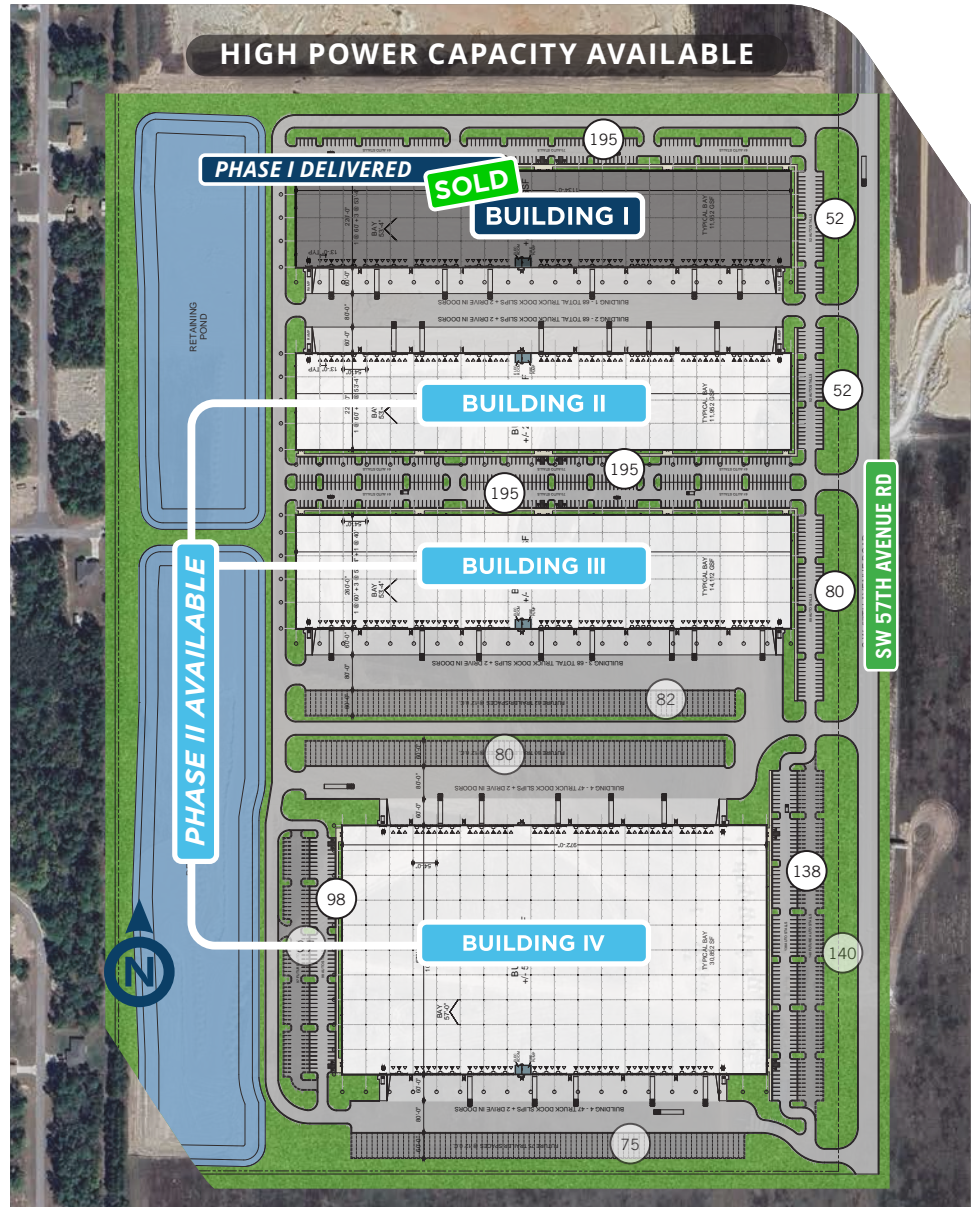
BUILDING SIZE	294,840± SF
DOCK DOORS	68 - 29 equipped
DRIVE-IN DOORS	2
COLUMN SPACING	53' - 9" x 50' with 60' speed bays
CLEAR HEIGHT	36'
CAR PARKING	275
TRAILER PARKING	82 future spaces
TRUCK COURT	140'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

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

BUILD TO SUIT OPTION

BUILDING SIZE	1,092,000± SF
DOCK DOORS	220 equipped
SPEED BAYS	275' and 56' longitudinal bay modules
TRAILER PARKING	293 future spaces
TRUCK COURT	210'
BUILDING DEPTH	650' x 1679'



±1.1 MM SF

LOGISTICS DRIVER

Logistics, location and labor are the heartbeat of Ocala's industrial market as Florida continues to experience significant growth. Ocala is benefiting from a massive influx of interest from developers and investors who are looking to expand their footprint and add sorely needed warehouse and distribution product to serve the region. Out-of-market developers, like Kansas City-based developer Hunt Midwest, are choosing Ocala for their first industrial project in Florida because they recognize the strength of the business environment. Furthermore, the market provides access to four of the state's six major trucking arteries accounting for 70% of all truck traffic in Florida passing through the region.

- ✦ 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



This location and transport access establish it as a leading hub, reaching over 65 million consumers within one-day & 230 million within two-day shipping.

DEMOGRAPHICS

OCALA, FL



428,905

TOTAL POPULATION



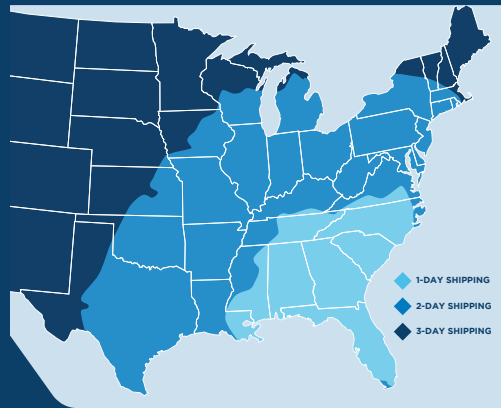
MEDIAN
Hourly Wage
\$16.15 - \$25.75



TOTAL Warehouse &
Storage Employment
5,292



10-YR TOTAL Warehouse
& Storage Projected
Employment
6,041



1-DAY
SHIPPING TO
65M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



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. The buildings have been purposefully designed to provide optimal user flexibility and will offer options for users up to 1,100,268 SF

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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