

350,899 SF

# Ocala Logistics Center

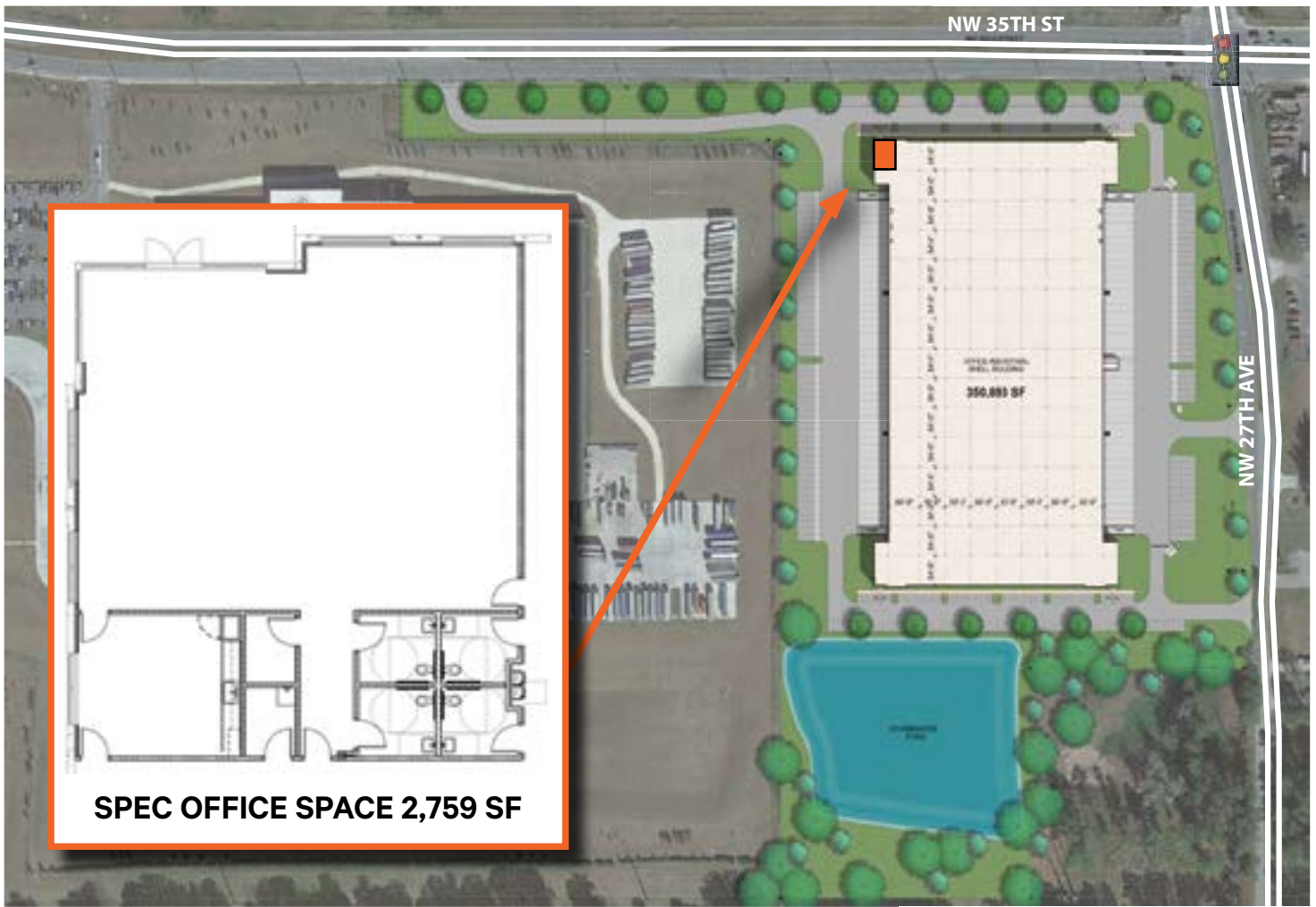
DISTRIBUTION WAREHOUSE  
STRATEGICALLY LOCATED TO I-75



2796 NW 35th St.  
Ocala, FL 34475  
[Google Maps](#)

350,899 SF Available On 27.85 AC





## Location Overview

Ocala benefits from nearby population centers like Orlando and Tampa and continues to attract industrial occupiers and investors due to its increasing population and workforce growth. This is why companies are choosing to expand their footprint in the area to provide much-needed warehouse and distribution product to serve the vast regional growth. Ocala Logistics Center is a Multi-tenant Flex Space of 350,899 leasable SF shallow bay on 27.85 acres located in Ocala Florida, a growing regional distribution hub, ideal for its connectivity with key Florida markets and its proximity to I-75. Intended to serve different Industries and uses, the design's intention is to allow final tenants the most flexibility of uses, and growth without having to relocate.

### BUILDING DETAILS

<b>TOTAL SQ.FT.</b>	350,899 SF	<b>LOADING</b>	Cross-Dock
<b>TOTAL ACRES</b>	±28.75 Acres	<b>RAMPS</b>	4 drive-in doors (12' x 14')
<b>CLEAR HEIGHT</b>	36'	<b>PARKING</b>	166 + Parking Stalls / Trailer Storage and Spotting
<b>FLOOR</b>	7" Reinforced Slab	<b>LIGHTING</b>	LED
<b>ROOF</b>	60 mil TPO / R-19 insulation	<b>POWER</b>	3-phase
<b>COLUMN SPACE</b>	54' x 50' with 60' Speed bay	<b>SPRINKLER</b>	ESFR K22 and K17 heads
<b>DOCK DOORS</b>	<b>[100]</b> dock-high doors   Drive-Ins <b>[4]</b> 12' x 14'	<b>BUILDING</b>	Dimensions 810' x 420'
<b>TRUCK COURT</b>	180'	<b>TRAILER SPOTS</b>	98 - capable of expansion



28.75 AC  
LAND AREA



350,899 SF  
TOTAL FLEX SPACE



M1  
ZONING



98  
TRAILER SPOTS



166  
PARKING SPACES



DOCKS  
CROSS LOADING



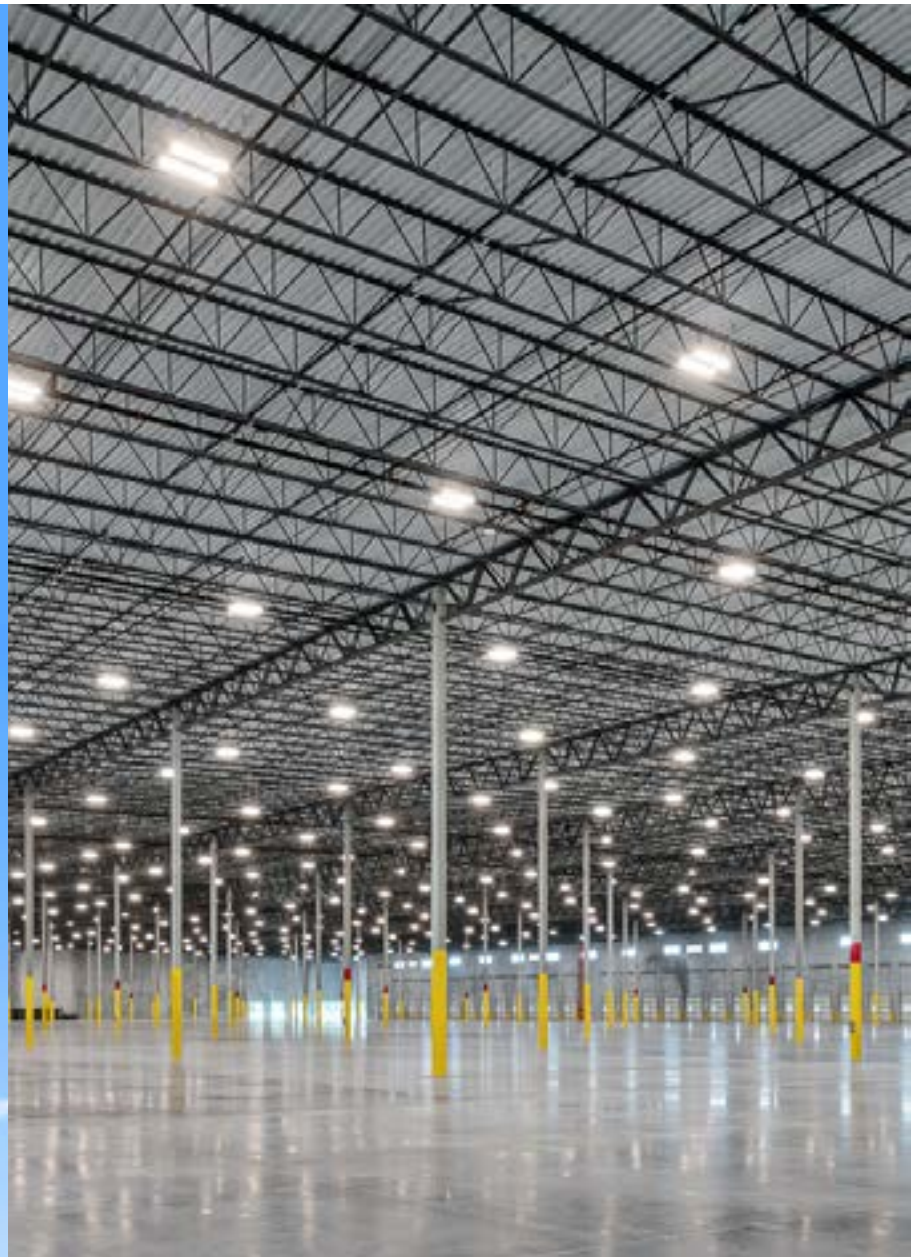
36'  
CLEAR HEIGHT



180'  
TRUCK COURT



54'x50"  
COLUMN SPACING



# Ocala Florida Industrial Market

Ocala has developed as a regional distribution hub for a diversity of users due to its connectivity with key Florida markets, as well as its proximity to I-75 which is a key thoroughfare servicing majority of the inbound freight consumed within the state of Florida. Major companies are continuing to incorporate Ocala into their supply chains. Ocala is already home to over 23 million square feet of industrial space, with over 24,700 employed in the Distribution, Supply Chain & Logistics businesses.

## Demographics

### Population



170,258

10 Miles

71,558

5 Miles

7,540

2 Miles



#### TOTAL

Warehouse & Storage  
Employment

5,292



#### 10-YR TOTAL

Warehouse & Storage  
Projected Employment

6,041



#### MEDIAN

Hourly Wage

\$14.48  
-\$17.28

## Logistical Advantages

39%

Greater population served  
than Orlando, Tampa or  
Lakeland

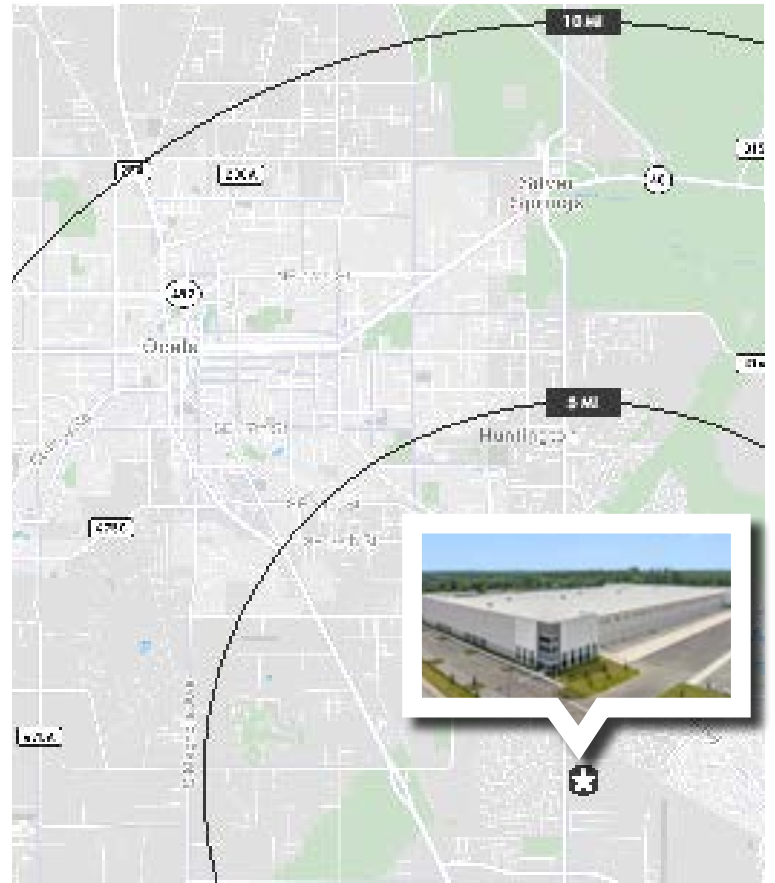
7.6%

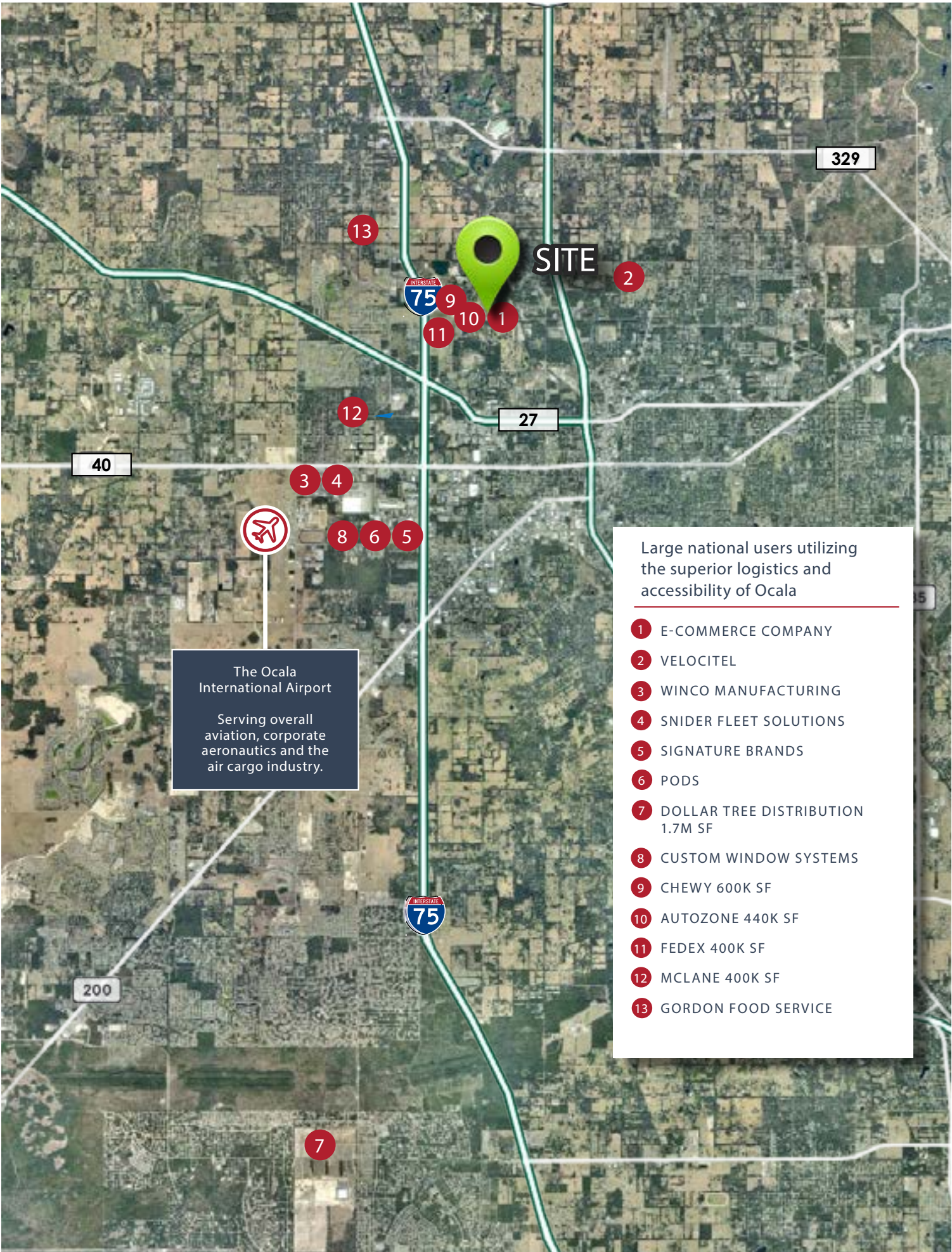
### Better Labor Dynamics

Lower labor costs than  
Orlando, Tampa or Lakeland

### Location Incentives

Over the past five years, the Ocala metropolitan area has completed 11 economic incentive deals with employers totaling over \$12 million at an average of \$7,100 per new job, as reported by fDi Intelligence.





The Ocala International Airport  
Serving overall aviation, corporate aeronautics and the air cargo industry.

- Large national users utilizing the superior logistics and accessibility of Ocala
- 1 E-COMMERCE COMPANY
  - 2 VELOCITEL
  - 3 WINCO MANUFACTURING
  - 4 SNIDER FLEET SOLUTIONS
  - 5 SIGNATURE BRANDS
  - 6 PODS
  - 7 DOLLAR TREE DISTRIBUTION 1.7M SF
  - 8 CUSTOM WINDOW SYSTEMS
  - 9 CHEWY 600K SF
  - 10 AUTOZONE 440K SF
  - 11 FEDEX 400K SF
  - 12 MCLANE 400K SF
  - 13 GORDON FOOD SERVICE





## Pioneering the Future of Supply Chain Management

BroadRange is a transformative force in warehousing and logistics solutions offering businesses, retailers, leading brands and other logistics providers with unprecedented flexibility and a strategic network of distribution centers. Committed to propelling the growth and success of its client's businesses, the company provides a comprehensive range of logistics services, including adaptable space licensing agreements, advanced inventory management, cash flow solutions and a commitment to on-time delivery. With more than 20 years in the business and recently recognized as the 163rd fastest-growing company and the No. 6 logistics firm in America by Inc. Magazine, BroadRange manages 7 million square feet of Class A warehouse space across the U.S. Learn more at [www.BroadRangeLogistics.com](http://www.BroadRangeLogistics.com) and connect with us on LinkedIn.

*It's important to be able to describe what you do and why you do it - simply, accurately, quickly and confidently.*

BroadRange isn't your average warehousing and logistics company. With an entrepreneurial spirit and over 20 years in the business, we're redefining supply chain excellence and customizing solutions that fit our client's unique needs. Our ultra-FLEX solutions, coupled with financial support for expansion, make us a driving force for growth. We fully embrace our entrepreneurial ethos, and empower our customers, including other 3PLs and their customers, with the cash flow solutions they need for sustained growth and expansion. Our innovative approach ensures that businesses not only thrive but also have the financial agility to navigate and seize new opportunities in the ever-evolving landscape of success. We've also got nationwide reach, connecting our clients to consumers and businesses across the United States in just two business days. We're also the No. 6 logistics firm and 163rd fastest-growing company in America, according to Inc. Magazine. We're not just warehousing and logistics; we're a growth partner, pioneering the future of supply chain management. With innovation, collaboration, and exceptional value, we're here to propel businesses forward.



## What differentiates us.

### Unlocking Financial Flexibility

Embracing our entrepreneurial ethos, we empower our customers with the essential cash flow solutions required for sustained growth and expansion. Our innovative approach ensures that businesses not only thrive but also have the financial agility to navigate and seize new opportunities in the ever-evolving landscape of success.

### Partnering for Growth

Beyond the conventional role of a 3PL warehouse provider, we act as your partner in growth, breaking down barriers and offering financial support to fuel your expansion. Our innovative solutions even extend to other 3PLs and their customers, amplifying our impact within the logistics sector.

### Flexibility Unleashed

At BroadRange, we prioritize flexibility by reshaping the traditional 3PL warehouse model. Instead of rigid constraints such as minimum requirements and lengthy processes, we prioritize adapting to our client's unique needs and growth trajectories, ensuring ultimate flexibility.

### Ultra-FLEX Footprint

We provide a vast and expanding footprint of Class A warehouse space across the country and tailor our offerings to align with our clients' requirements.

### Nationwide Reach in Two Business Days

Our commitment to ultra-fast customer connectivity sets us apart, ensuring that our clients can reach every consumer or business within the United States in under two business days.

### Efficiency by Design

Efficiency is at the core of our operations. We deliver ultra-FLEX warehousing solutions that evolve with our changing customer demands and serve as a catalyst for clients' success.

### A Proven Track Record

With more than 20 years in the business and recently recognized as the 163rd fastest-growing company in America by Inc. Magazine, our transformative, entrepreneurial approach sets us apart. With BroadRange, it's not just about logistics, it's about propelling your business forward.

## Empowering Growth, Redefining Excellence





## Contact Us

### David Murphy

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

### Monica Wonus

Senior Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

### Gaby Gissy

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

### Lee Earle

Client Services Specialist  
+1 407 404 5095  
lee.earle@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.