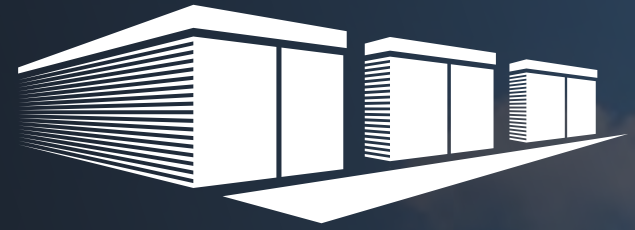


**FOR SALE,
BTS, FOR LEASE**
NW 35TH ST, OCALA FL



OCALA 489

**Shovel and
Permit Ready**

460,000 SF

Trammell Crow Company

CBRE

Property Highlights

Trammel Crow Company and CBRE, Inc., are pleased to announce the development of Ocala 489. The project is situated on 35 ± acres on NW 35th Street in Ocala Florida near the new FedEx Ground Hub, as well as the distribution centers for Chewy, Amazon and Auto Zone. The project is a minute away from Interstate 75 providing access to Atlanta and Jacksonville to the north and Tampa, Orlando and Miami to the south as well as the Florida Turnpike.

35 Acres
460,000 RSF

Population↑

Ocala's strategic location reaches 34 million residents, a 39% greater population reach than the I-4 Corridor

Operating Cost↓

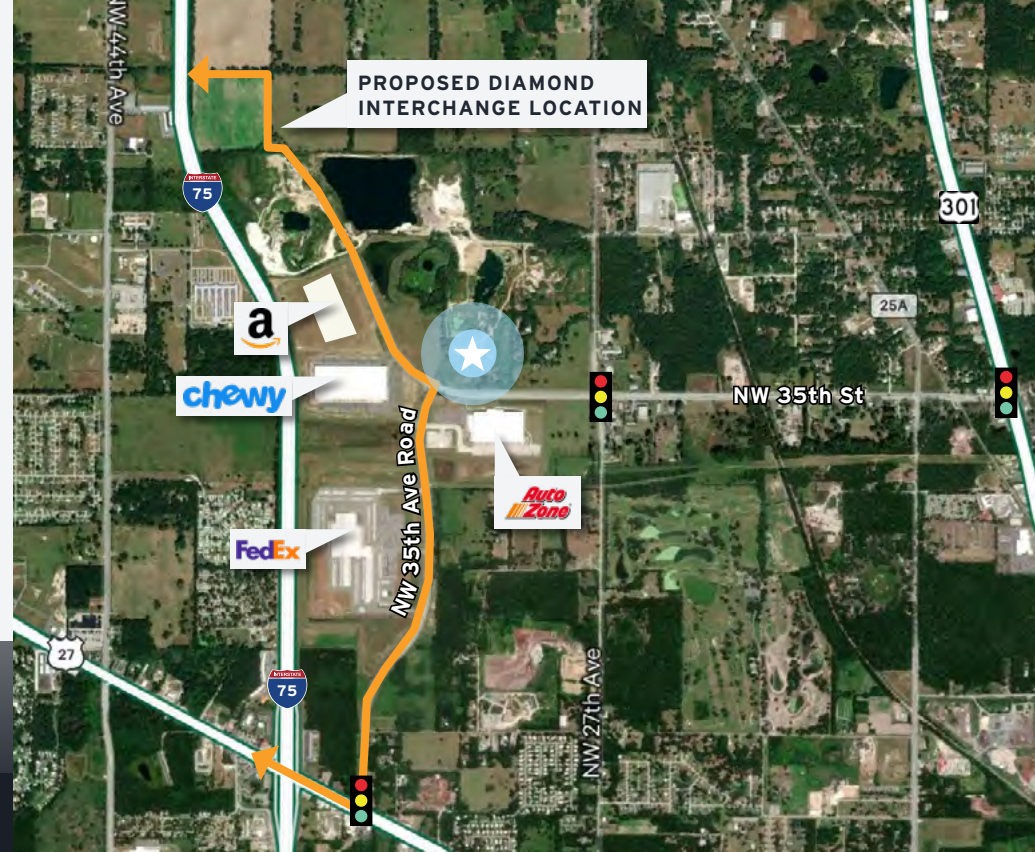
Rents are 28% lower in Ocala than the I-4 Corridor

Labor Cost↓

7.6% lower labor costs than the I-4 Corridor

Accessibility

70% of trucks travel along I-75, proving to be one of the most accessible Florida highways.



JAXPORT	80 MILES
PORT OF TAMPA	94 MILES
PORT OF MANATEE	136 MILES
PORT OF SAVANNAH	256 MILES
PORT OF EVERGLADES	294 MILES
PORT OF MIAMI	311 MILES

Ocala is located along Interstate 75 and US Highways 301, 441 and 27 which provide immediate access to most parts of Florida and the interstate system including the Florida Turnpike.

Site Plan



NW 35TH ST

Specifications

BUILDING 100	
BUILDING SIZE	460,000 SF
BUILDING DIMENSIONS	900' X 500'
LOADING CONFIGURATION	CROSS-DOCK
BUILDING HEIGHT	36' CLEAR
COLUMN SPACING	54' X 47'-6" W/ 60' SPEED BAY
DOCK DOORS	105
RSF PER DOOR	4,381
DRIVE-IN DOORS	4
CLERESTORY WINDOWS	YES

SITE	LAND AREA	35 ACRES
	TRUCK COURT	130'
	TRAILER STORAGE	114
	CAR PARKING	224
SLAB	THICKNESS	7"
	CONSTRUCTION JOINTS	SMOOTH DOWELL
	REINFORCING	REINFORCED
	FLOOR FLATNESS	FF/FL - 50/30
	VAPOR BARRIER	10 MIL
ROOF	ROOF MEMBRANE	60 MIL TPO
	ROOF INSULATION	R-10
	ROOF DECK	22 GA. B DECK
	ROOF WARRANTY	20 YR.
MEP/FP	HVAC	AVAILABLE
	ELECTRICAL	3000A 480V
	SANITARY LINE	6"
	DOMESTIC WATER	4" DOM/8" FIRE
	FIRE PROTECTION	ESFR
	FIRE PUMP (DIESEL)	YES
ESG	SPECULATIVE OFFICE	PLANNED
	SOLAR READY	YES
	EV READY	YES/RACEWAYS ONLY
	LEED CERTIFICATION (MIN.)	CERTIFIED LEED SILVER PROJECTED

Access

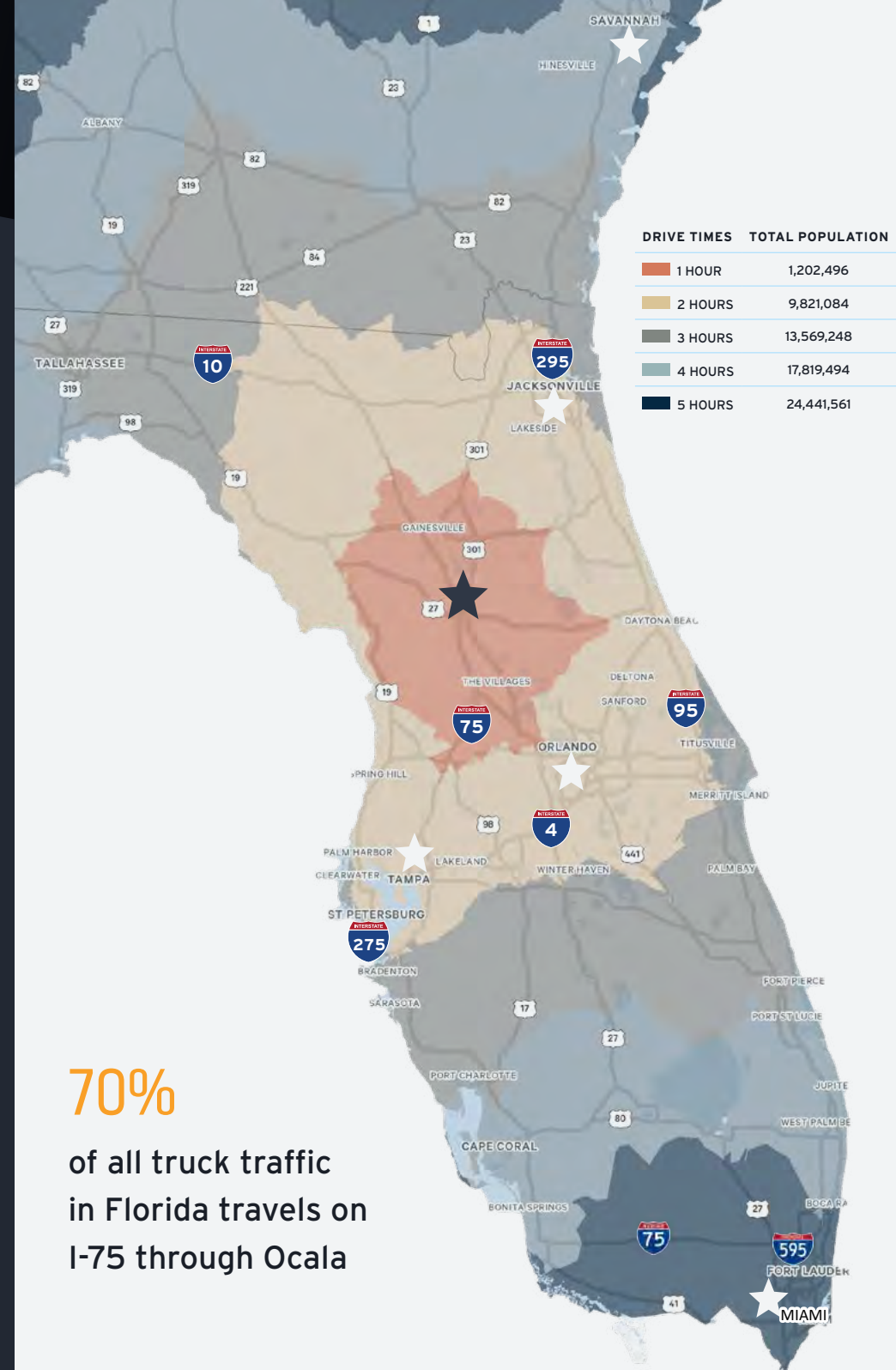
Drive Times & Distances

MAJOR ARTERIES

US HIGHWAY 301	5 MIN	1.7 MILES
INTERSTATE 75	5 MIN	1.9 MILES
FLORIDA TURNPIKE	28 MIN	27.5 MILES
INTERSTATE 4	1 HR 8 MIN	76.3 MILES
INTERSTATE 275	1 HR 8 MIN	80.8 MILES
INTERSTATE 95	1 HR 18 MIN	67.7 MILES

MAJOR CITIES

ORLANDO	1 HR 14 MIN	80.5 MILES
TAMPA	1 HR 26 MIN	97.7 MILES
JACKSONVILLE	1 HR 44 MIN	101 MILES
MIAMI	4 HR 25 MIN	304 MILES
ATLANTA	5 HR 14 MIN	362 MILES



Ocala

Doing Business in Ocala

Ocala is in the heart of Central Florida and is the midway point between Atlanta and Miami. Ocala is centered among major metropolitan areas of Jacksonville, Orlando and Tampa, all within a two-hour drive. This strategic location is just one of the reasons progressive decision-makers have chosen Ocala for their relocation or expansion.

OCALA IS RANKED AMONG THE TOP METROS IN THE US



**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)

Perfect Climate

for business with no
personal income tax,
no state property tax,
and no local sales tax

Incentives

- Capital Investment Tax Credit (CITC)
- High Impact Performance Incentive (HIPI)
- Quick Response Training (QRT)
- Ad Valorem Tax Abatement
- Marion County Economic Development Financial Incentive Grant Program

Sourced from Ocala Metro Chamber & Economic Partnership and CBRE Research

#4 Safest Places to Live

#6 Fastest Growing Metro

#6 Best Places to Retire

#16 Small Metros/#58 Overall



Location Statistics

*Sourced from Ocala Metro Chamber &
Economic Partnership and CBRE Research*

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES	40 MILES	50 MILES
2024 POPULATION	175,144	378,313	704,013	1,192,900	1,511,003
2029 POPULATION	189,655	401,585	748,937	1,258,033	1,600,628
2024 BUSINESSES	8,188	12,006	20,170	37,532	47,442
2024 EMPLOYEES	84,727	112,667	197,755	406,303	493,927
2024 DAYTIME POP	201,800	364,732	682,950	1,187,506	1,471,299
2024 HOUSEHOLDS	70,728	157,577	312,886	519,779	646,097
2024 HH INCOME	\$86,818	\$81,537	\$84,289	\$84,838	\$85,971

Developer Overview

Trammell Crow Company

Trammell Crow Company (TCC), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of June 30, 2020, TCC had \$13.7 billion of projects in process and \$6.1 billion in its pipeline. It employs more than 550 professionals in the United States and the United Kingdom.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm (in terms of 2019 revenue).

Visit www.TrammellCrow.com for more information.



OUR PROCESS



Florida Experience

TCC has secured, entitled or constructed over 59 buildings across Office, Multifamily, Industrial, Hotel and Retail product types totaling approximately \$8M square feet and with a project value in excess of \$1B.



59 Projects



\$1Bil+ Project Value



8Mil SF

NW 35TH ST, OCALA FL



Contact Us:

KRIS COURIER

Senior Vice President

+1 813 273 8442

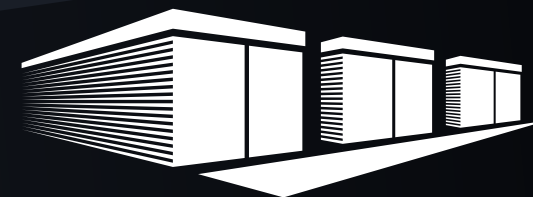
kris.courier@cbre.com

RIAN SMITH, SIOR

Senior Vice President

+1 813 380 7388

rian.smith@cbre.com



OCALA 489

© 2025 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. Some content was originally generated by GenAI and modified by the author.

Trammell Crow Company

CBRE