

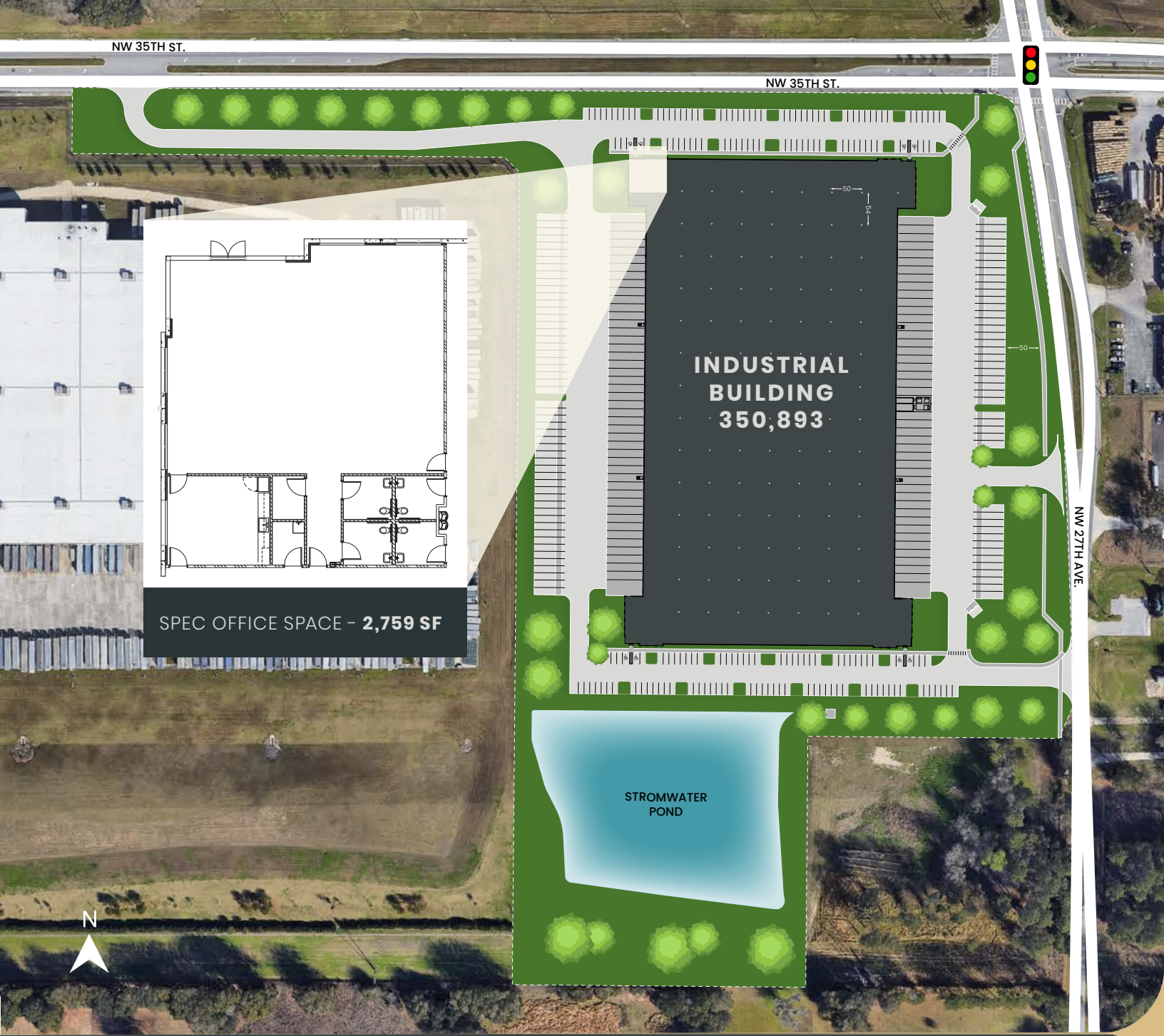
For Lease

Ocala Logistics Center Ocala, Florida

Class A Industrial Building

- Located in Opportunity Zone
- 350,893 sf distribution warehouse
- 2,759 SF of spec office
- Cross-dock loading
- 36' clear height
- 180' truck court
- 98 trailer parking - capable of expansion
- 54' x 50' column spacing w/60' speed bay
- Located less than 2 miles from I-75
- Available in 60 days





Property Stats

Building (sf)	350,893	Parking Spaces	166
Lot size (ac)	28.75	Dock Doors	100 (9' x 10')
Loading	Cross-dock	Ramps	4 drive-in doors (12' x 14')
Clear Height	36'	Slab	7" reinforced
Building Dimensions	810' x 420'	ESFR	Yes (K22 and K17 heads)
Column Spacing	54' x 50' with 60' Speed bay	Lighting	LED
Truck Court	180'	Roof	60 mil TPO/R-19 insulation
Trailer Spots	98 - capable of expansion	Office	2,759 sf To-suit

Ocala Metro Area



Key Facts

416,181
Population



Households
177,227

50.7

Median Age

\$52,850
Median Disposable
Income

Business



12,539
Total Businesses



116,814
Total Employees

Income



\$61,917
Median Household
Income




\$35,179
Per Capita Income



\$255,010
Median Net Worth

Employment

White Collar  55%

Blue Collar  29%

Services  16%

4.9%
Unemployment Rate

Demographic

Projected Population
(U.S. Census Bureau - 2020)

2020 - 375,908

2025 - 416,181

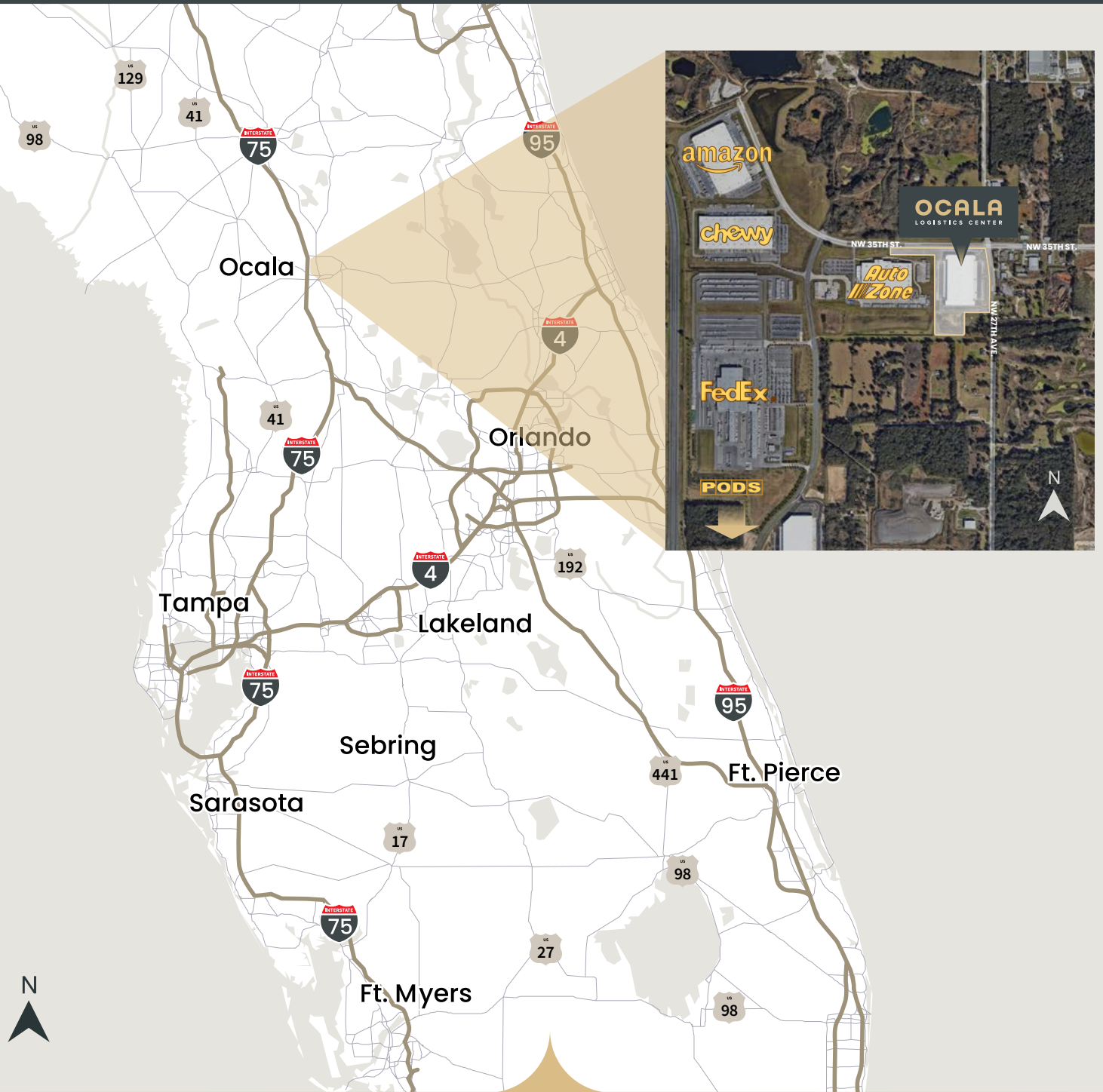
2030 - 446,872

2040 - 470,000

 Female
Population (Esri)
214,706

 Male
Population (Esri)
201,475

Location Advantages



Prime Positioning

Ocala has emerged as a key distribution center for diverse industries, leveraging its strong connectivity to major Florida metropolitan areas and strategic access to Interstate 75—a critical transportation artery that handles the majority of incoming freight traffic to the region.

Distribution Excellence

Leading corporations are increasingly integrating Ocala into their logistics networks. The market currently hosts more than 23 million sf of warehouse and distribution facilities, supporting over 24,700 workers in transportation, warehousing, and supply chain operations.

Drive Times

Convenient access to a network of rail and interstate highway systems, and a thriving manufacturing industry makes Ocala a prime location for distribution and logistics centers. Ocala's central Florida location reaches 34 million people in a 6 hour drive-time. This is a 39% greater population reach than the I-4 corridor.



- ORLANDO**
79 miles | 1 hrs 15 minutes
- TAMPA**
94 miles | 1 hrs 29 minutes
- JACKSONVILLE**
102 miles | 1 hrs 49 minutes
- MIAMI**
304 miles | 4 hrs 36 minutes
- ATLANTA**
364 miles | 5 hrs 12 minutes



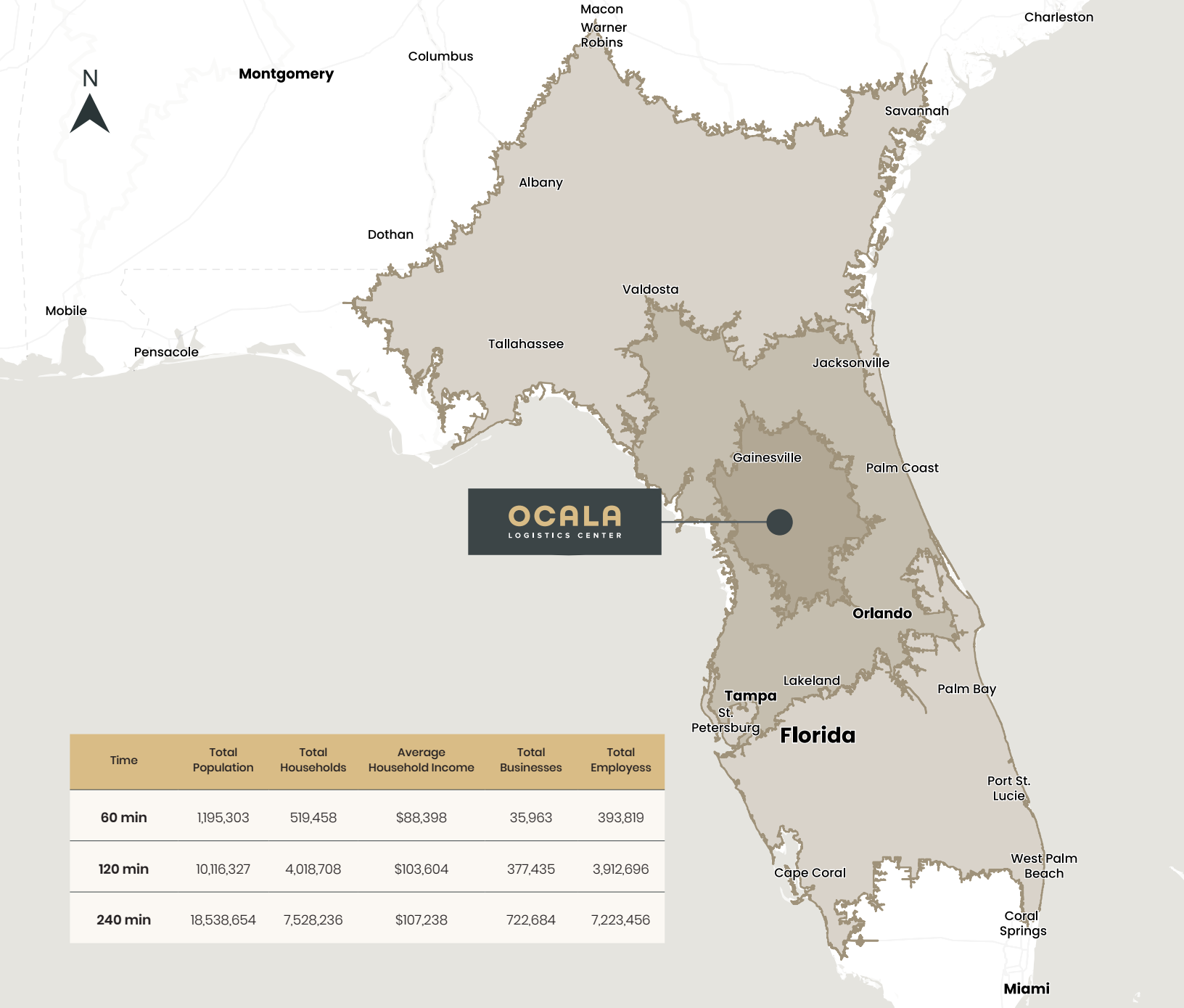
- Orlando International Airport**
88 miles | 1 hrs 19 minutes
- Tampa International Airport**
103 miles | 1 hrs 33 minutes
- Miami International Airport**
305 miles | 4 hrs 31 minutes
- Atlanta International Airport**
362 miles | 5 hrs 12 minutes



- Port Of Tampa Bay**
98 miles | 1 hrs 31 minutes
- Jaxport**
112 miles | 2 hrs 1 minutes
- Port of Savannah**
238 miles | 3 hrs 43 minutes
- Port Everglades**
287 miles | 4 hrs 10 minutes
- Portmiami**
305 miles | 4 hrs 31 minutes



NASSAU



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