



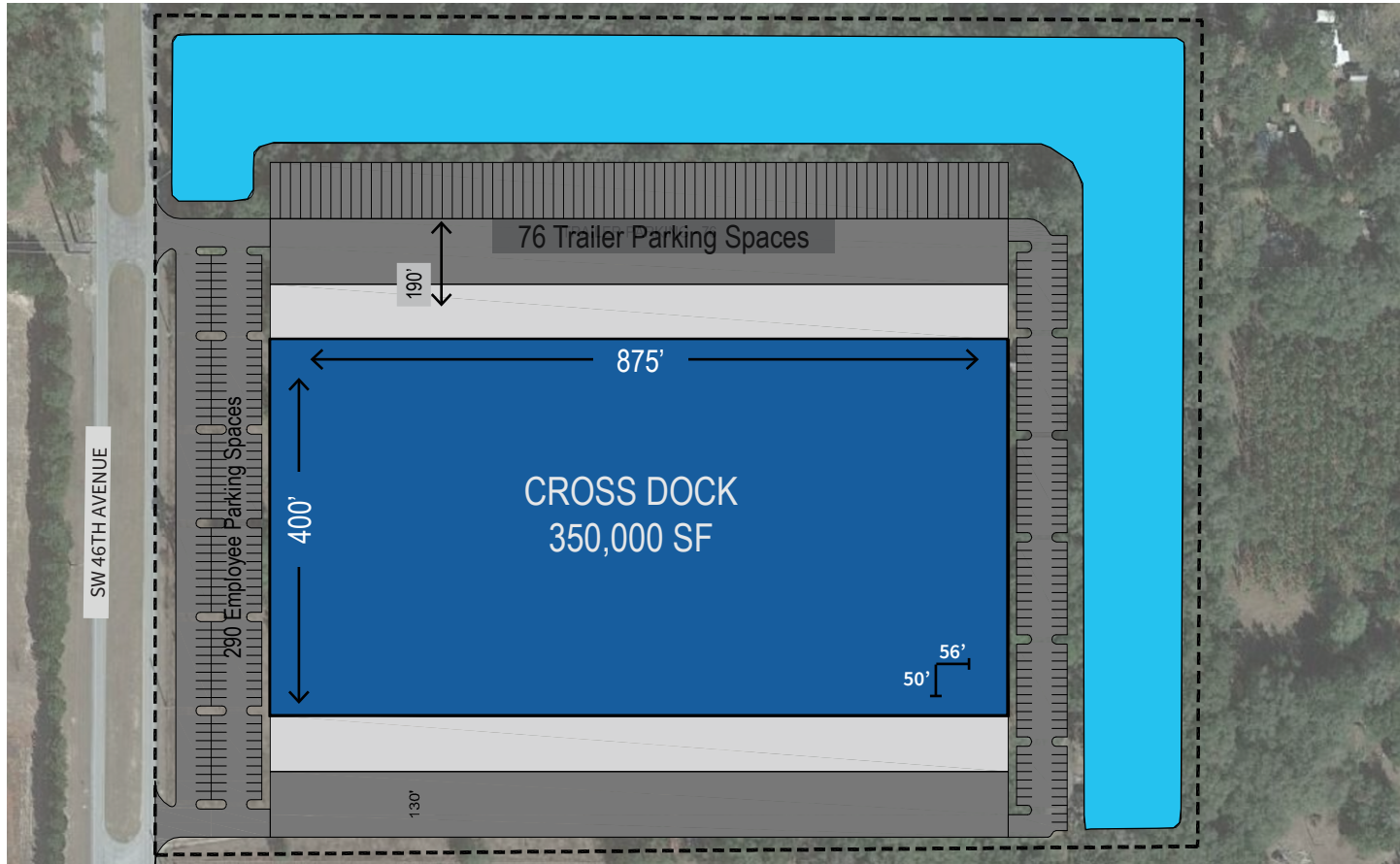
SW 46th Avenue, Ocala, FL 34474

FOR LEASE / SALE

OCALA COMMERCE CENTER

350,000 SF Available
Class A Cross Dock Building
36' Clear Ceilings
76 Trailer Parking Spaces
Immediate Proximity to I-75





BUILDING SPECIFICATIONS ²

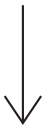
TOTAL SF AVAILABLE:	350,000 SF
OFFICE:	Build-to-Suit
BUILDING DESIGN:	Cross-Dock
BUILDING TYPE:	Tilt-wall
BUILDING DIMENSIONS:	875' x 400'
CLEAR HEIGHT:	36'
COLUMN SPACING:	50' x 56'
SPEED BAY:	65'
LOADING DOORS:	110 (9' x 10')
DRIVE-INS:	4 (12' x 14')
TRUCK COURT DEPTH:	190'
EMPLOYEE PARKING:	290 Spaces
TRAILER PARKING:	76 Spaces
SPRINKLER:	ESFR
POWER:	2,400 Amps, 3-phase
WAREHOUSE LIGHTING:	LED
ROOF:	TPO
SLAB:	6" Reinforced (4,000 PSI)
UTILITIES:	Ocala Electric Utilities

KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	5 MILE	10 MILE	20 MILE
POPULATION	3,595,810	9,476,740	19,845,571
HOUSEHOLDS	1,366,853	3,738,704	7,811,339
HOUSEHOLD INCOME	\$77,389	\$77,148	\$80,306

OCALA



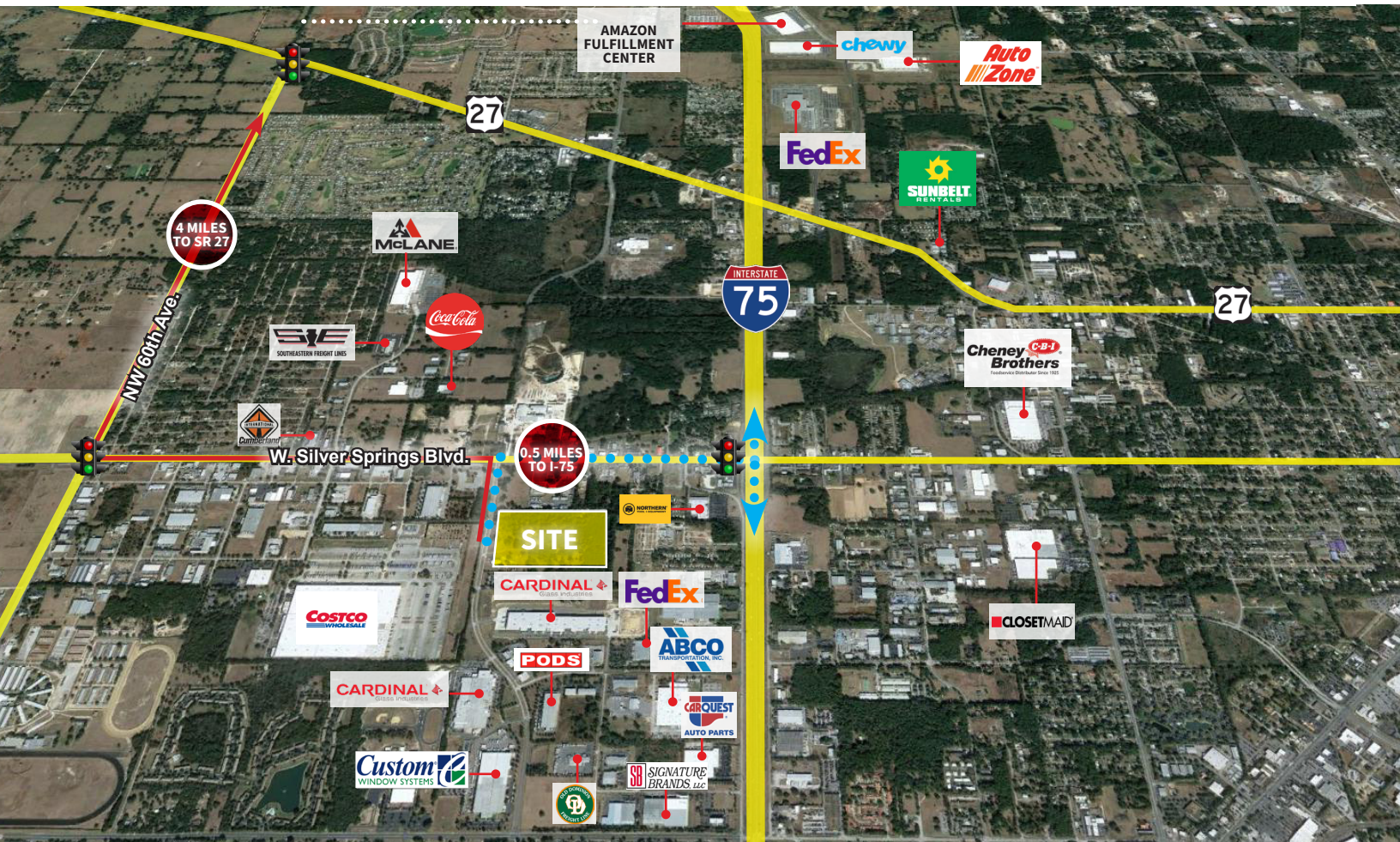
Ocala is already home to over 23 million square feet of industrial space, with over 24,700 employed in the Distribution, Supply Chain & Logistics businesses.



Key benefits include:

Ocala is strategically located in North Central Florida, providing easy access to major markets such as Tampa, Orlando, Jacksonville, and Miami. It is intersected by major transportation arteries like Interstate 75, US Highway 441, and US Highway 301, making it convenient for logistics and distribution activities.

Ocala has an extensive transportation infrastructure, including the Ocala International Airport, which can accommodate cargo and corporate aviation needs. Additionally, it is within a few hours' drive of several major seaports, including the Port of Jacksonville and Port Tampa Bay, facilitating import and export opportunities.



MARKET HIGHLIGHTS

Ocala Commerce Center is conveniently located in Ocala with excellent access to I-75 and SR 27. Ocala was 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 TRANSPORTATION HUBS

Ocala Int'l Airport	3 miles
Orlando Int'l Airport	79 miles
Tampa Int'l Airport	103 miles
Miami Int'l Airport	305 miles
Port of Tampa	98 miles
Port of Jacksonville	112 miles
Port of Everglades	287 miles
Port of Miami	305 miles

MAJOR HIGHWAYS & AMENITIES

I-75	0.5 miles
SR 27	4 miles
Florida's Turnpike	31 miles
I-10	83 miles



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