

AVAILABLE
FOR LEASE

AIRPORT LOGISTICS PARK



BY LEON OCALA HOLDINGS

**731,950 SF
INDUSTRIAL PARK**

A DEVELOPMENT BY:

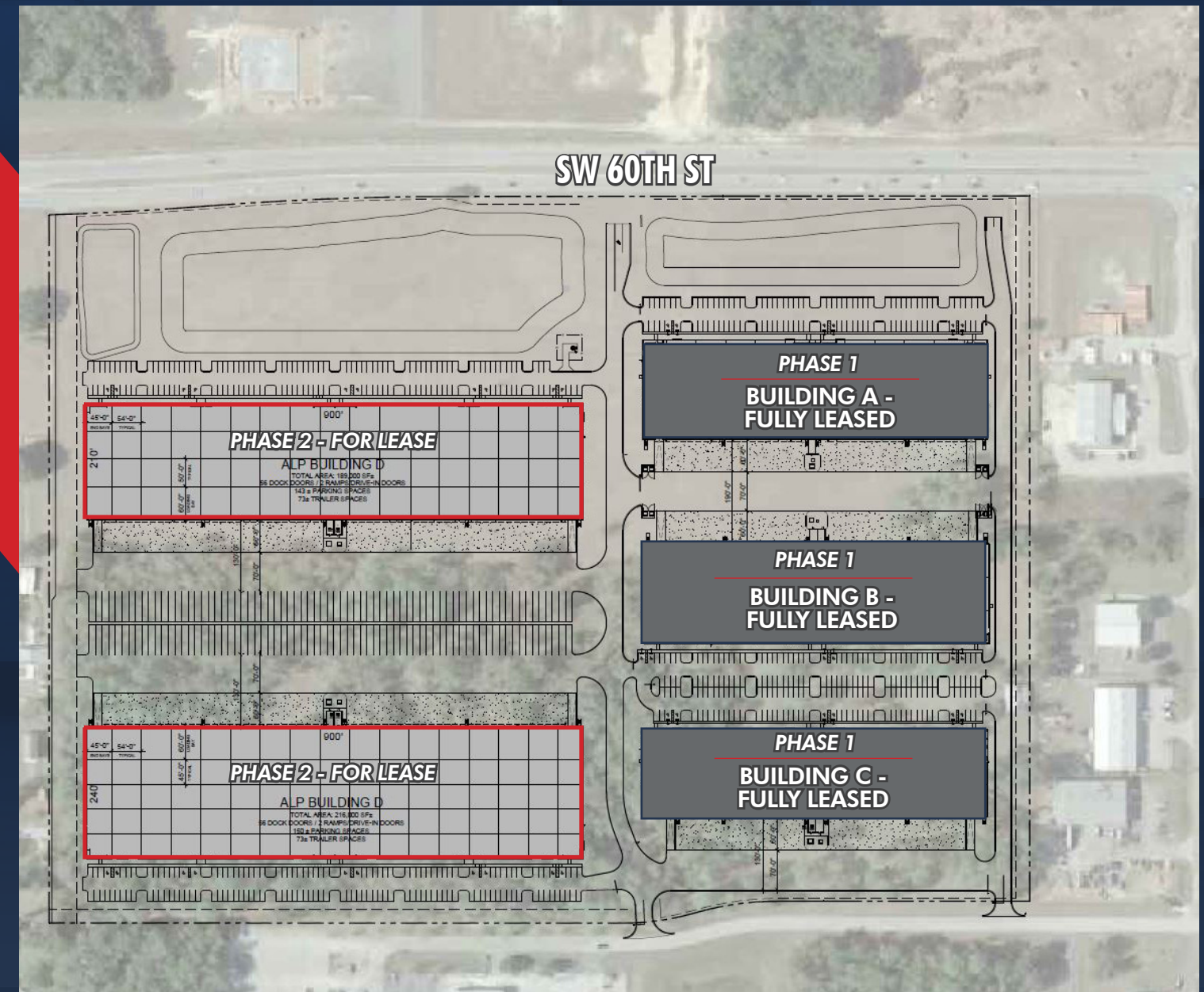
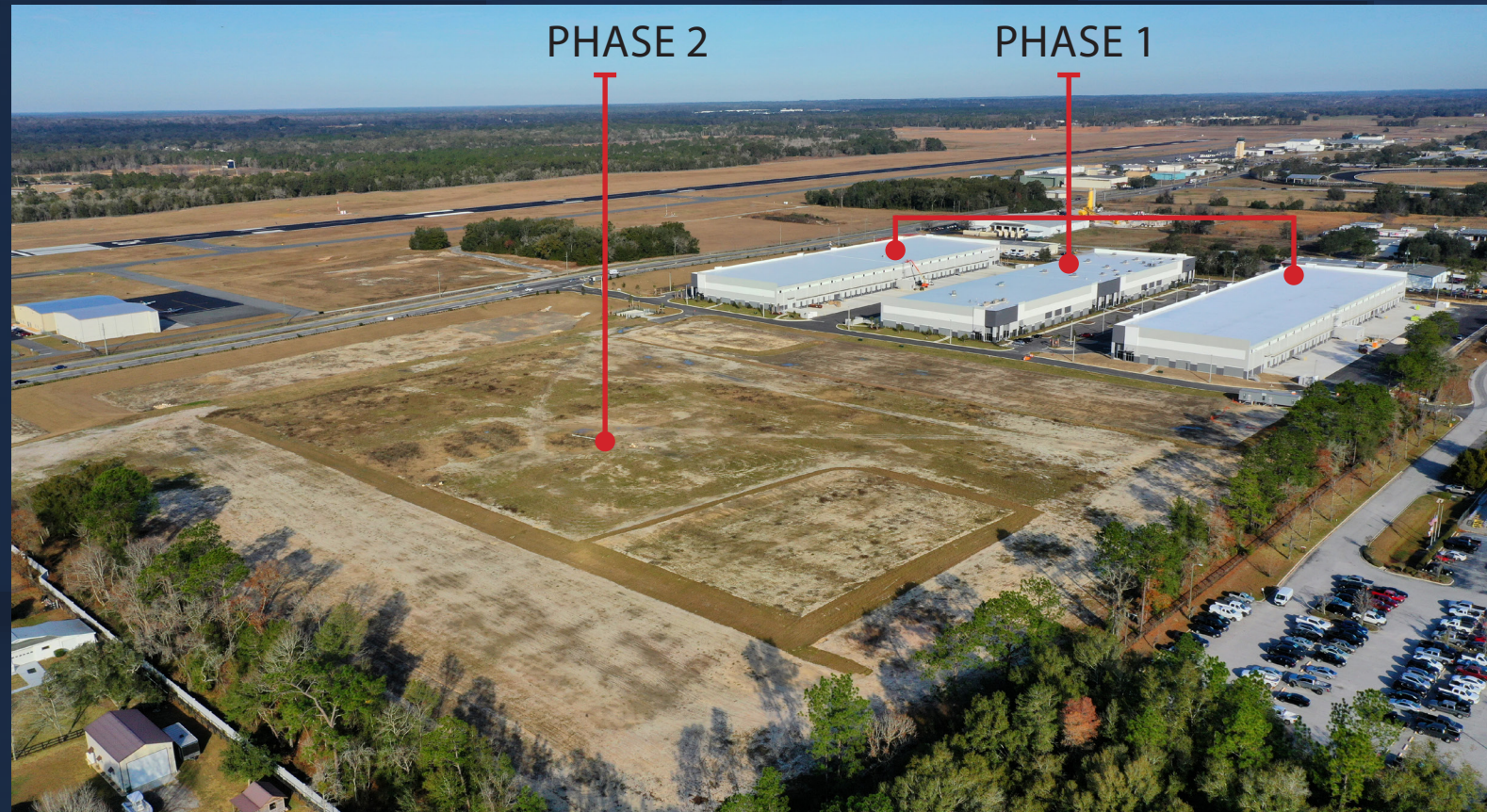


CLASS A INDUSTRIAL & WAREHOUSE SPACE
OCALA, FLORIDA

CBRE

Airport Logistics Park is a 731,950± sq. ft. industrial project located just west of Interstate 75 and adjacent to Ocala International Airport (OCF). The project is being developed in two phases: Phase I which is currently 100% leased and Phase II which will consist of two Class A, rear-load warehouses; a 189,885 sq. ft. building and a 216,885 sq.ft building.

SITE PLAN:



SPECIFICATIONS

PHASE 1

- Building A / 112,590 Sq. Ft. 100% Leased
- Building B / 112,590 Sq. Ft. 100% Leased
- Building C / 100,000 Sq. Ft. 100% Leased

- 122+ trailer parking
- ESFR sprinkler
- Interior lighting to suit
- Drive-in doors
- Reinforced concrete in loading dock areas
- Heavy duty pavement in truck court
- Warehouse ventilation, tenant specific - louver knockout panels included
- Construction concrete tilt-up

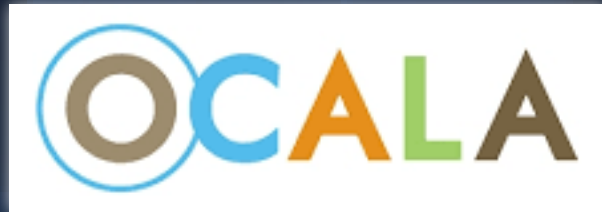
PHASE II

- Building D / 189,885 ± Sq. Ft. total
 - Docks to suit
- Building E / 216,885 Sq. Ft. total
 - Docks to suit
- 220+ parking spaces



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LOCATION OVERVIEW



STRATEGIC LOCATION: Ocala is strategically located in the heart of Florida, making it easily accessible to major markets such as Tampa, Orlando, and Jacksonville. Its central location allows businesses to reach customers and suppliers efficiently.

BUSINESS-FRIENDLY ENVIRONMENT: Ocala offers a business-friendly environment with a supportive local government and low taxes. The city actively encourages economic development, making it attractive for businesses looking to establish or expand their operations.

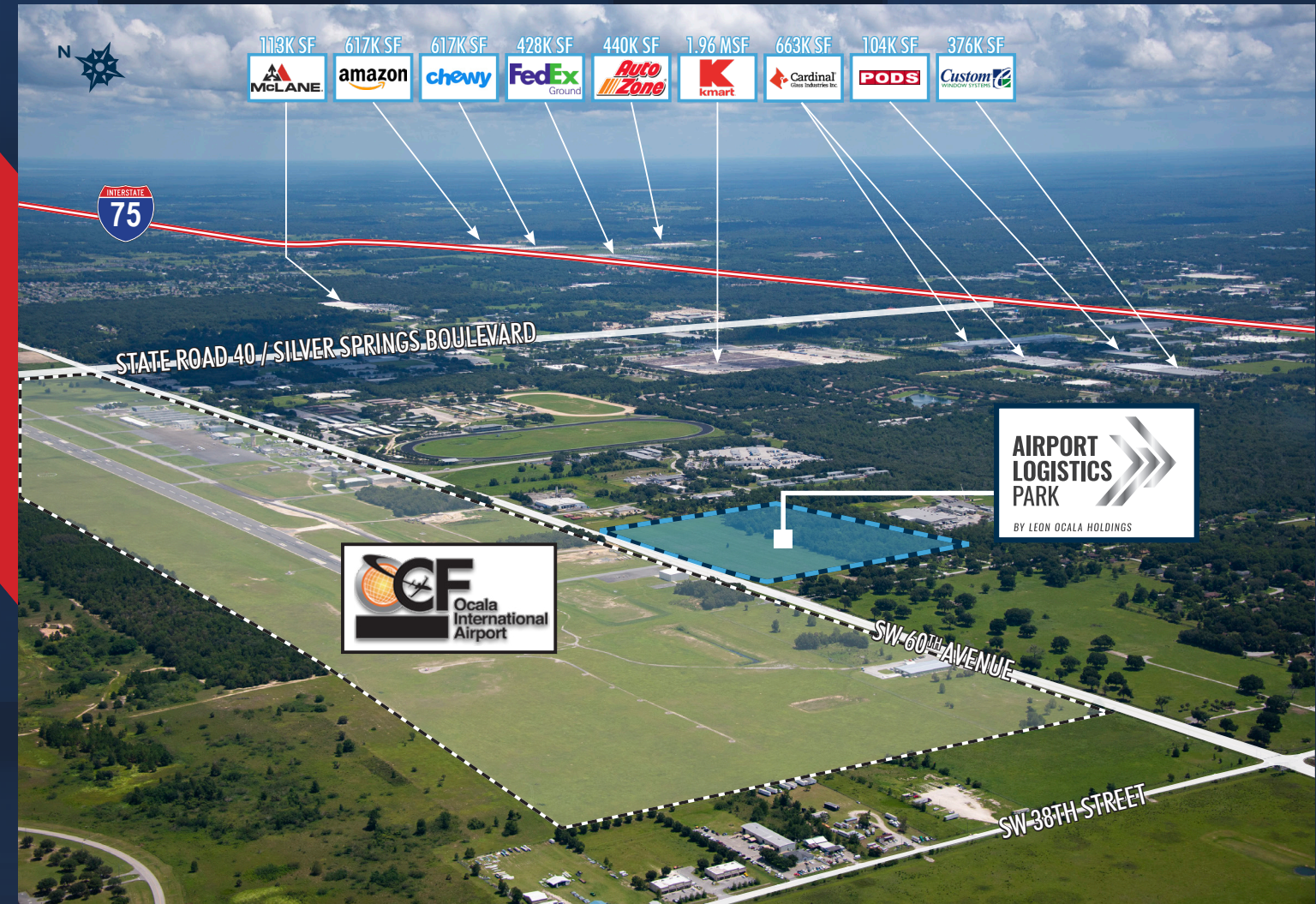
SKILLED WORKFORCE: Ocala is home to a skilled and diverse workforce. The city has a strong emphasis on education, with several colleges and vocational training institutions that provide a pipeline of qualified talent to meet the needs of businesses.

QUALITY OF LIFE: Ocala boasts a high quality of life with a mild climate, natural beauty, and a range of recreational activities. This makes it an appealing place for employees to live and work, helping businesses attract and retain top talent.

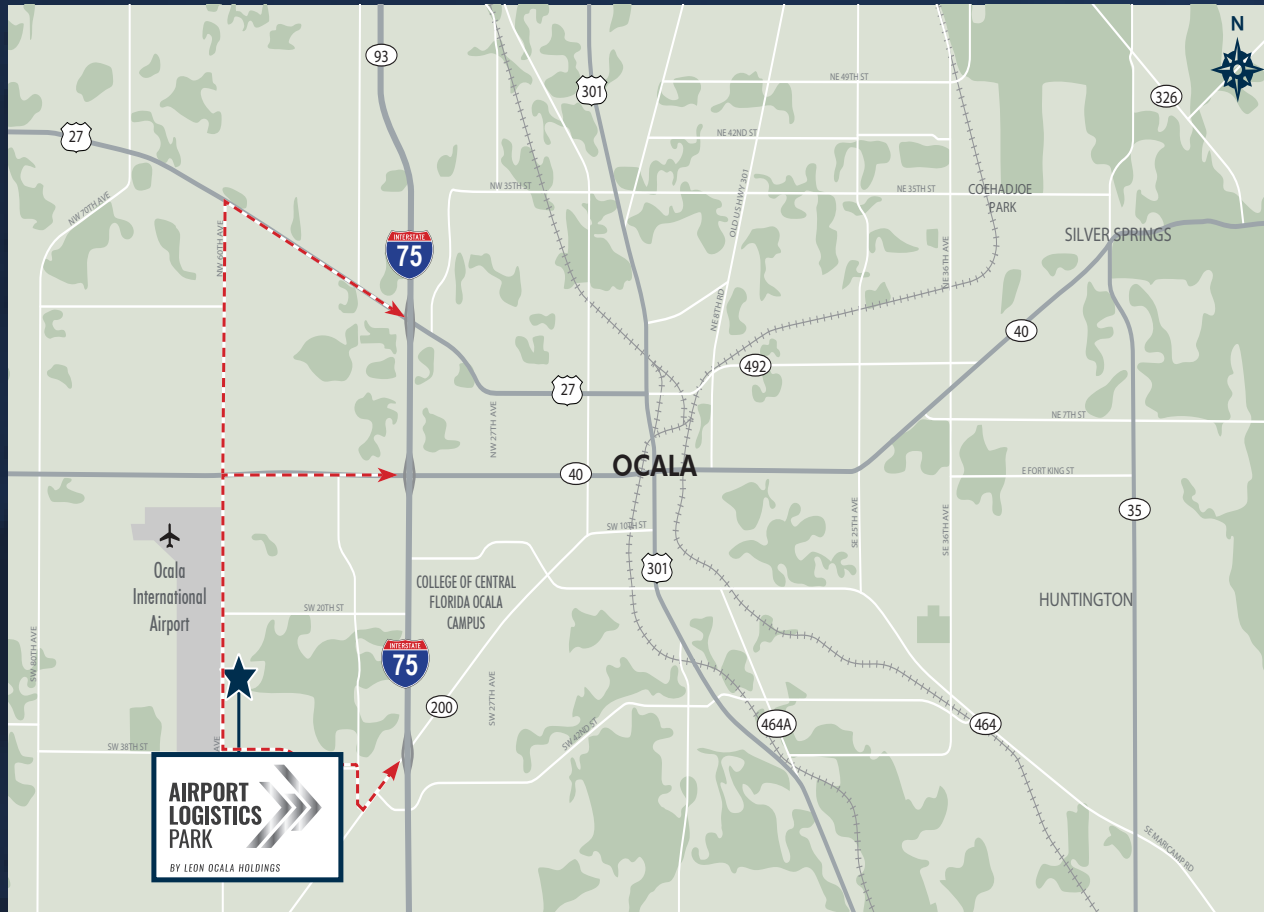
GROWING ECONOMY: Ocala's economy is diverse and continues to grow across various sectors such as healthcare, manufacturing, agriculture, logistics, and technology. This economic growth provides opportunities for businesses to thrive and expand in a dynamic market.

These factors, combined with Ocala's supportive business community and infrastructure, make it an attractive destination for businesses looking to establish a presence or grow their operations.

AERIAL - OVERVIEW OF PROJECT



MAP



a development by

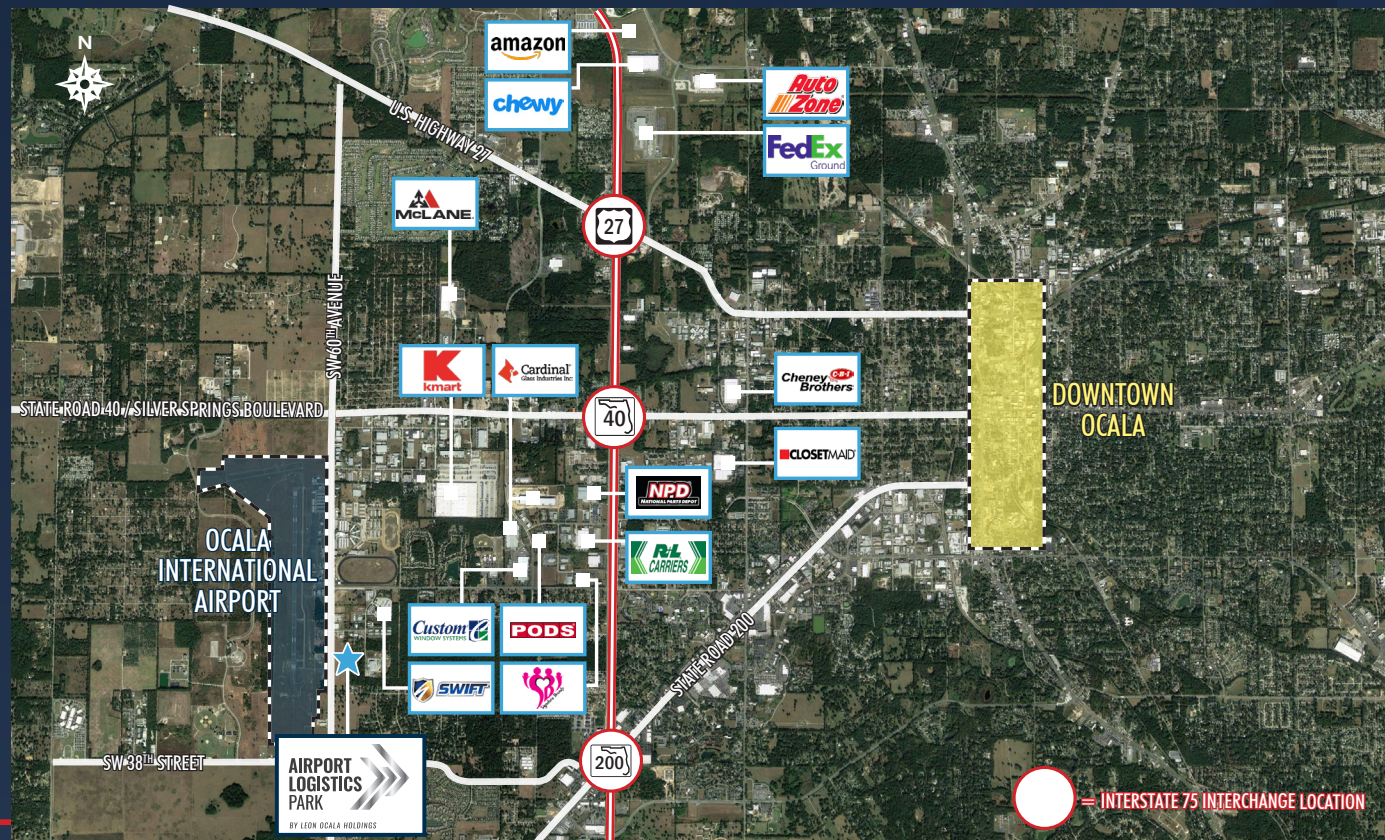


INDUSTRIAL DEVELOPMENT



Founded by Thad Boyd, a real estate developer and investor with 22 years of experience in commercial real estate, The Boyd Group was formed in 1996 to invest and develop industrial, office, retail and residential real estate assets throughout central Florida. The Boyd Group is a privately owned company whose principals have both developed and managed over 3 million square feet valued at more than \$700 million.

LOCATION AERIAL



Mox Development, led by Rachel Edwards Gibbs, is a multi-faceted real estate development company focused on the development of commercial projects across Central Florida and the Southeast. Her career includes industrial, cold storage, manufacturing, healthcare, and master planned community projects. Building over 7 million square feet of industrial product on a speculative and build-to-suit basis, Rachel understands the turnkey process to deliver top quality product and maintain partner satisfaction. Prior to forming Mox Development, Mrs. Gibbs spent the last 15 years with Edwards Construction Services, Inc. leading teams across the southeastern United States as the chief growth officer. Rachel has partner relationships with the region's most active participants including EastGroup, McDonald Development, KP Development, McCraney Property, USAA, Clarion, Greystone, Brookdale and Principal Financial.

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