

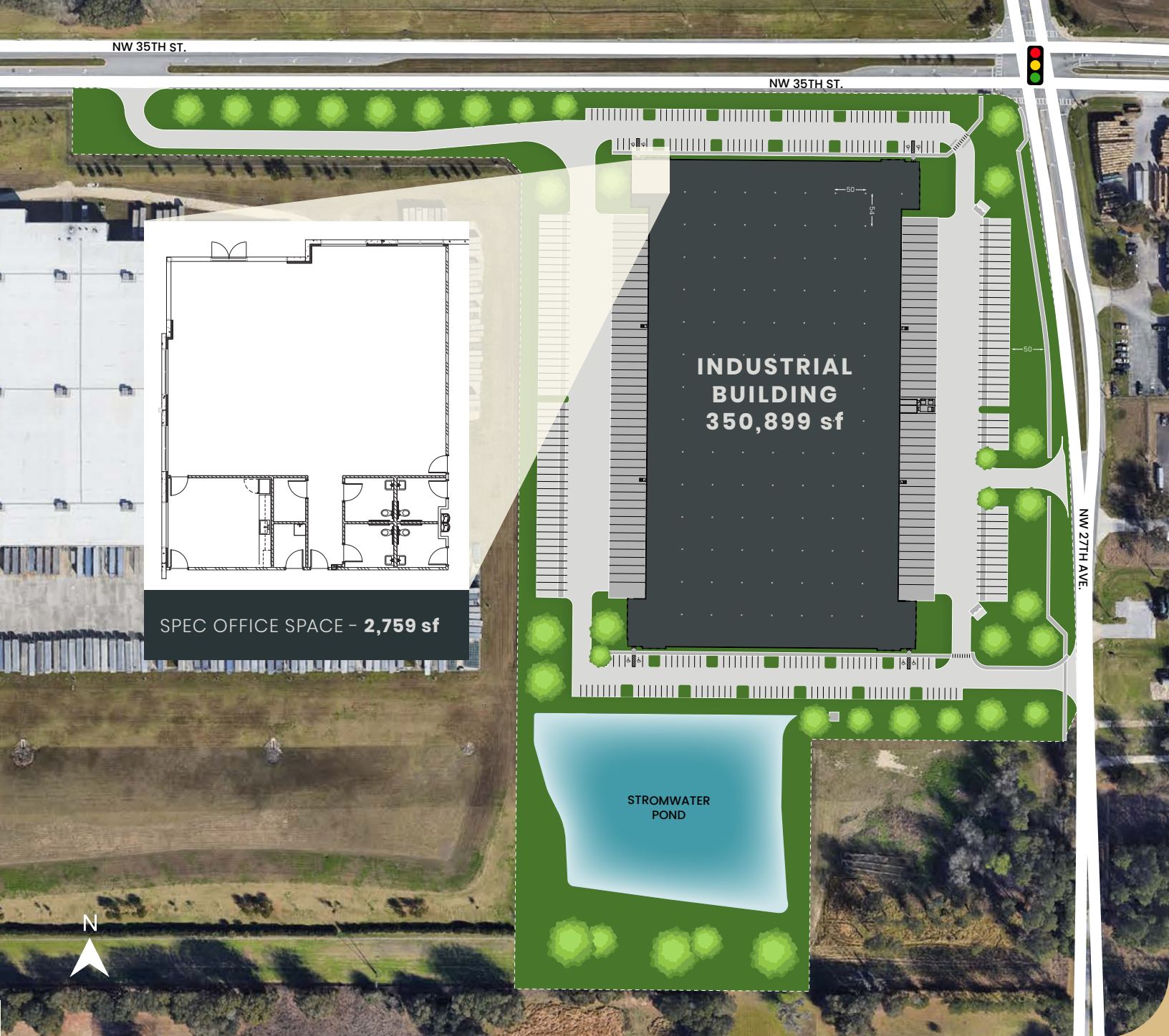
For Lease

Ocala Logistics Center | Ocala, Florida

Class A Industrial Building

- Located in an Opportunity Zone
- 350,899 sf distribution warehouse
- 2,759 sf of spec office
- Cross-dock loading
- 36' clear height
- 180' truck court
- 98 trailer parking spaces
- 54' x 50' column spacing w/ 60' speed bays
- Located less than two miles from I-75





Property Stats

Building (sf)	350,899
Lot size (ac)	28.75
Loading	Cross-dock
Clear Height	36'
Building Dimensions	810' x 420'
Column Spacing	54' x 50' with 60' Speed bays
Truck Court	180'
Trailer Spots	98

Parking Spaces	166
Dock Doors	100 (9' x 10')
Ramps	4 drive-in doors (12' x 14')
Slab	7" reinforced
ESFR	Yes (K22 and K17 heads)
Lighting	LED
Roof	60 mil TPO/R-19 insulation
Office (sf)	2,759

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 Capital 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

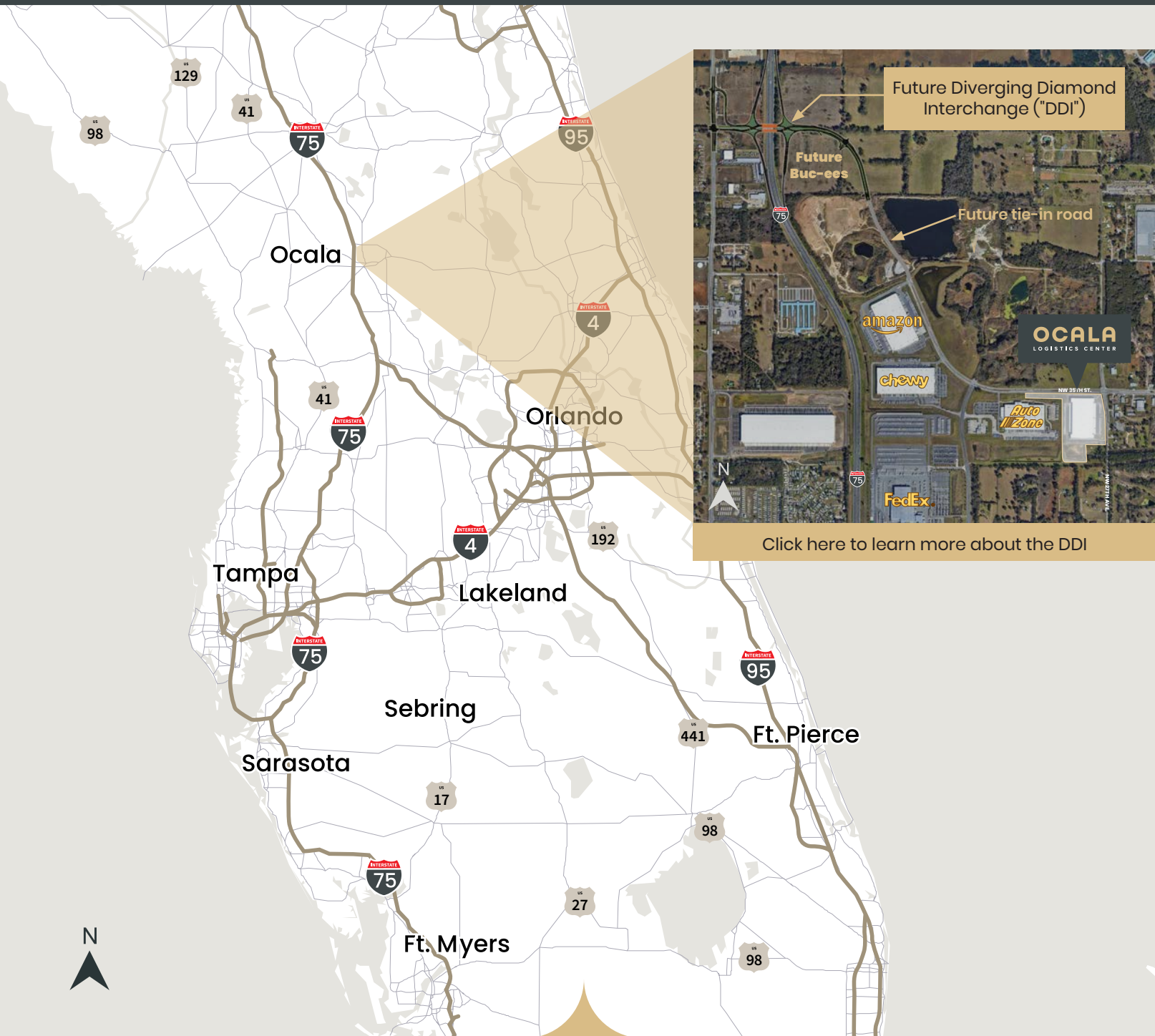
2030 - 446,872

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 six 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



Gainesville Regional Airport

41 miles | 50 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

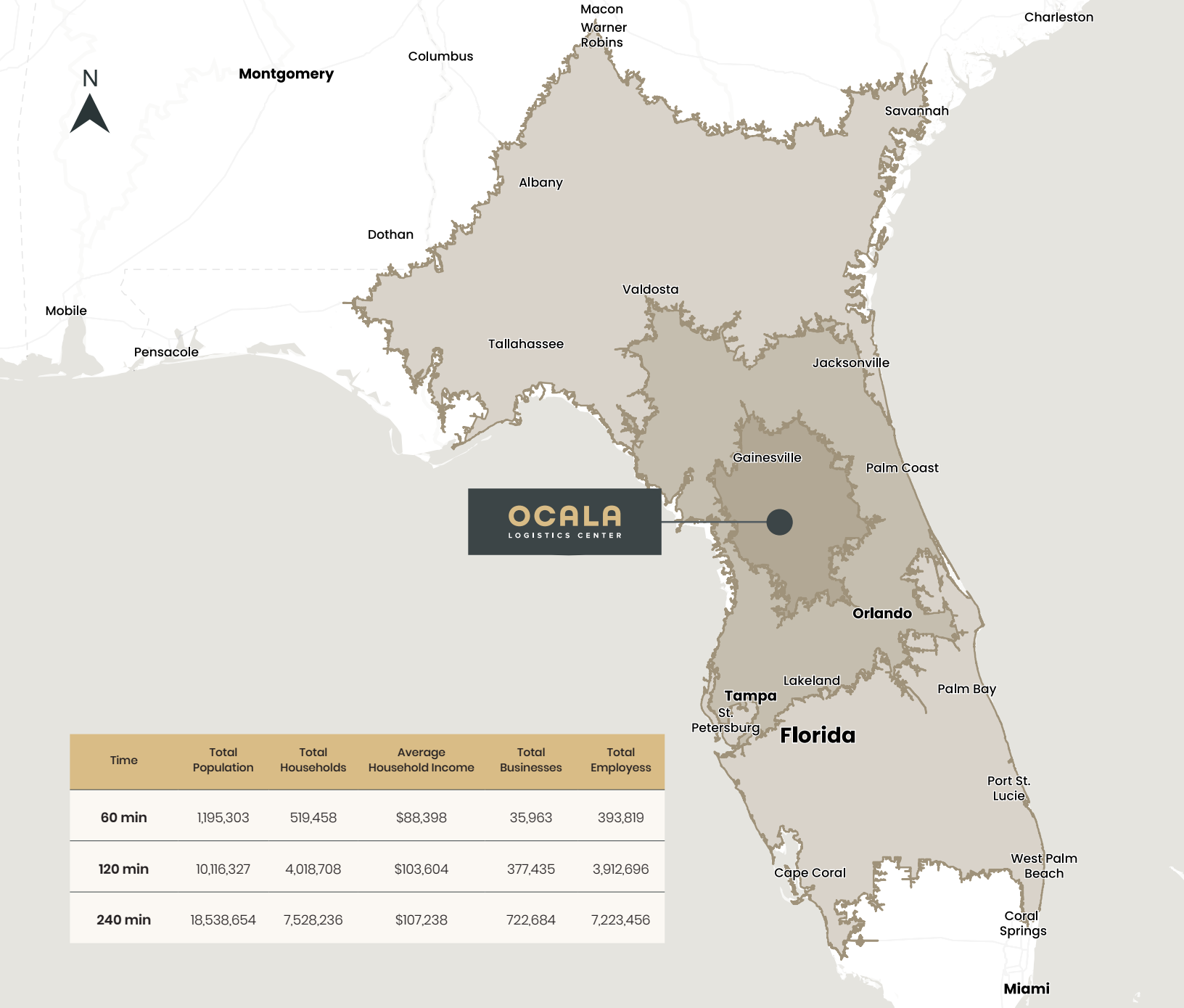
238 miles | 3 hrs 43 minutes

Port Everglades

287 miles | 4 hrs 10 minutes

Portmiami

305 miles | 4 hrs 31 minutes



Get more information

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