

2489 NW 35TH AVENUE ROAD, OCALA, FL 34475



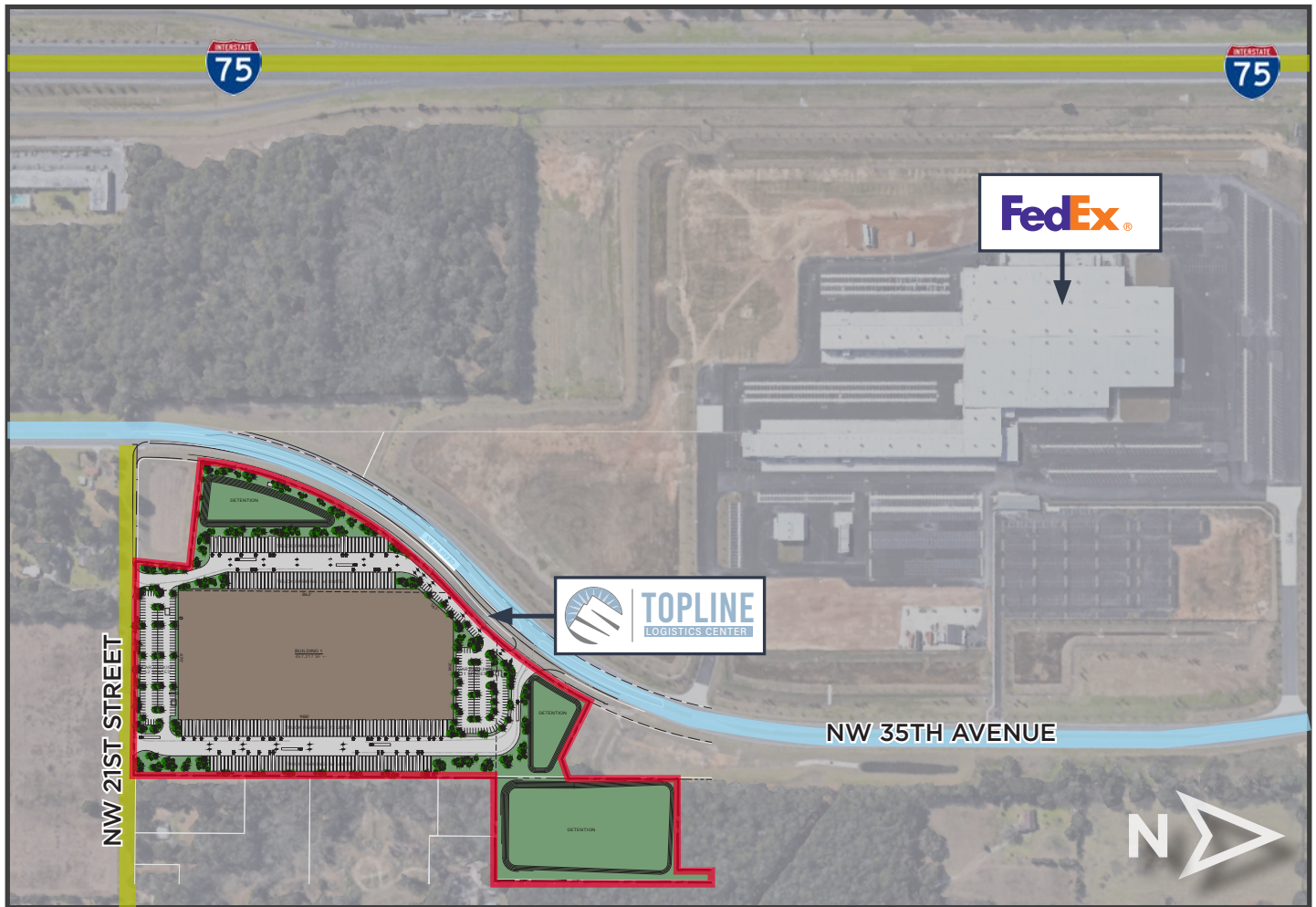
# TOPLINE

LOGISTICS CENTER

AVAILABLE FOR LEASE  
457,217 SF



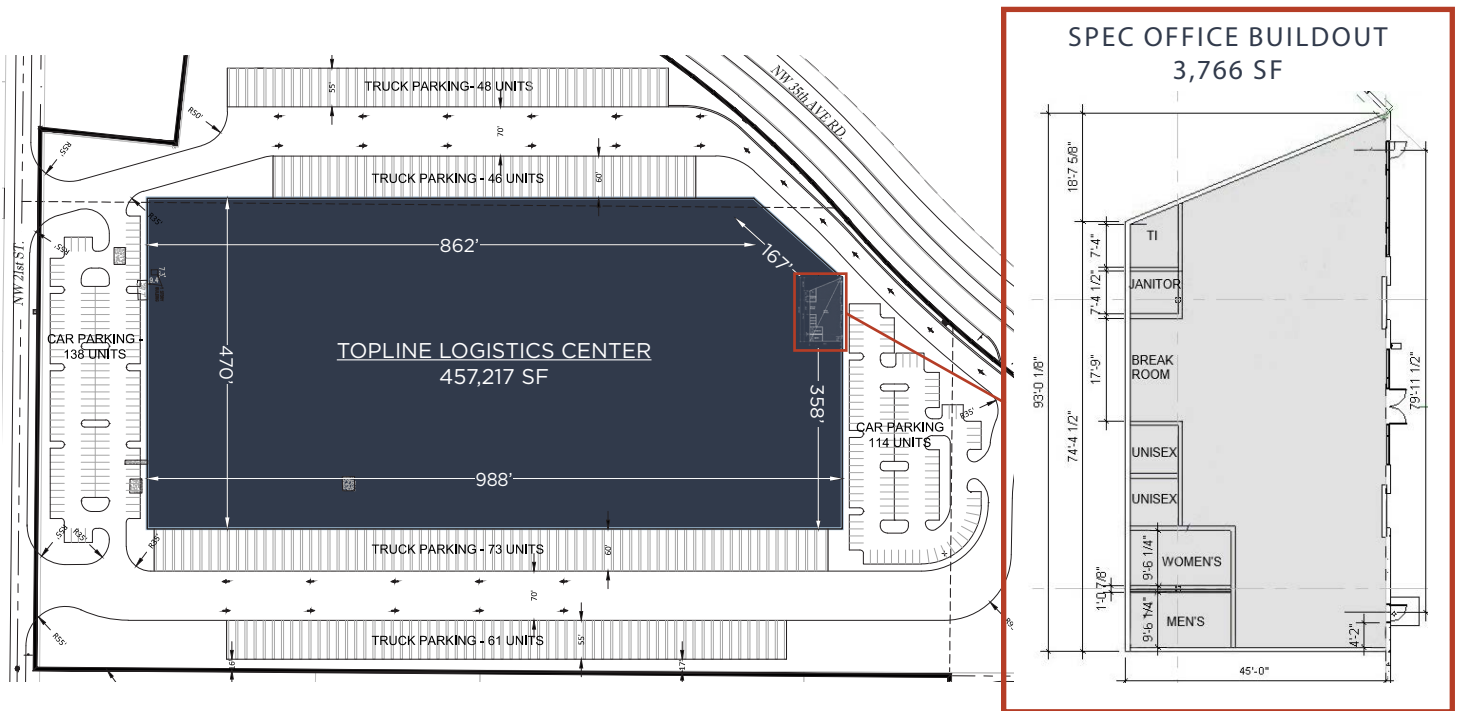
# PROPERTY OVERVIEW



## TOPLINE LOGISTICS CENTER

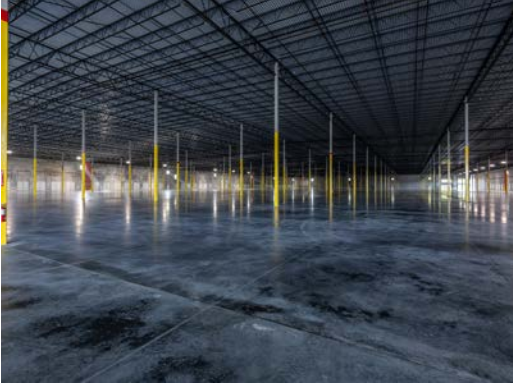
Topline Logistics Center is a premier Class A industrial facility with immediate access to Interstate-75. Topline Logistics is located within the heart of a key logistics cluster within the Ocala MSA, and benefits from its proximity to a variety of Fortune 500 companies, as well as unparalleled access to ground transportation.

# BUILDING HIGHLIGHTS



<b>Rental Rate</b>	Negotiable	<b>Trailer Storage</b>	110
<b>Total Building SF</b>	457,217 SF	<b>Electrical</b>	277/480V, 3 Phase 4 wire service/ 3,000 amps
<b>Site Size</b>	35.13 AC	<b>Roof</b>	60mil TPO
<b>Building Configuration</b>	Cross Dock	<b>Fire Protection</b>	ESFR
<b>Clear Height</b>	36'	<b>Dock Doors</b>	95 (9' x 10') with 10 Levelers & Seals
<b>Column Spacing</b>	56' x 50' 60' speed bay	<b>Drive - In Doors</b>	4 (12' x 14')
<b>Parking</b>	247 Spaces	<b>Truck Court</b>	185'

# PROPERTY PHOTOS





## LOCATION HIGHLIGHTS

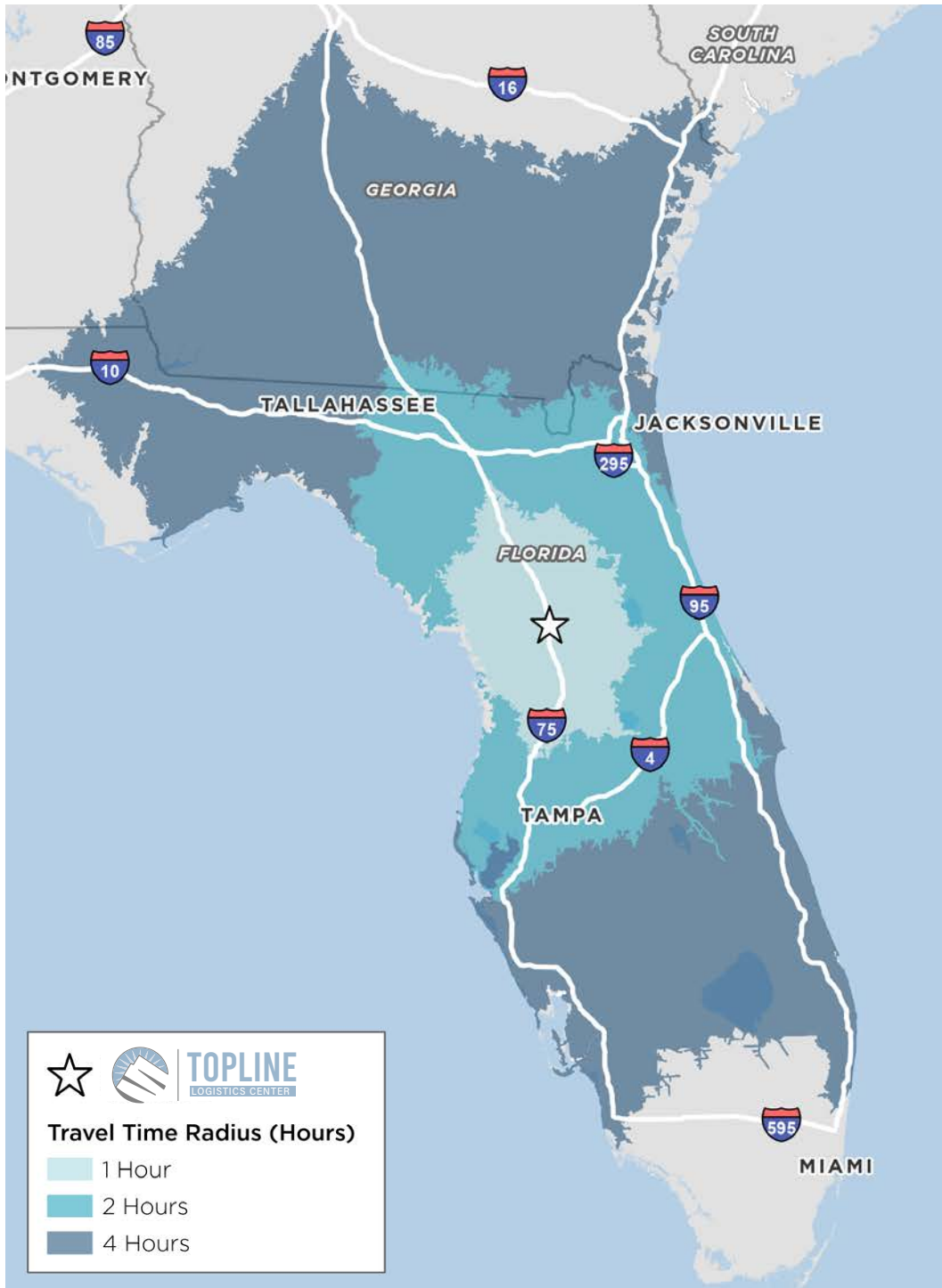
### OCALA LOGISTICS HUB

Major companies are continuing to incorporate Ocala into their supply chains, with Amazon and Costco becoming the newest neighbors. 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. Companies with large investments in the Ocala market include:

- |   |   |
|---|---|
| 1. Amazon (3400 NW 35th St)                   | 8. Custom Window Systems (1900 SW 44th Ave) |
| 2. Velocitel (2530 NE 36th St.)               | 9. Chewy (3380 NW 35th Ave)                 |
| 3. Winco Manufacturing (5516 SW 1st Ln)       | 10. AutoZone (3321 NW 35th Ave Rd)          |
| 4. Snider Fleet Solutions (443 SW 54th Ct)    | 11. FedEx (3100 NW 35th Ave Rd)             |
| 5. Signature Brands (1900 SW 38th Ave)        | 12. McLane (910 NW 50th Ave)                |
| 6. PODS (1501 SW 44th Ave)                    | 13. Gordon Food Services (910 NW 49th Ter)  |
| 7. Dollar Tree Distribution (5700 SW HWY 484) | 14. Costco (655 SW 52nd Ave)                |

# MARKET STATS

Industrial tenants and users are increasingly attracted to the Ocala Metropolitan Statistical Area (MSA) due to ample developable sites coupled with labor availability. The MSA, with a combined population of 370,000 is a magnet for retirees and famous for thoroughbred horse farms.



**Travel Time Radius (Hours)**

- 1 Hour
- 2 Hours
- 4 Hours



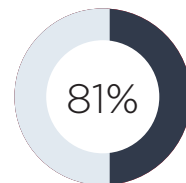
381,860  
**POPULATION**



\$49,779  
**MEDIAN INCOME**



52  
**MEDIAN AGE**



**81%**  
**OF FLORIDA POPULATION**  
(4-HOUR DRIVE TIME)



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