

13253 Southwest 20th Avenue Road Ocala | FL 34473

TRAILHEAD

LOGISTICS PARK

226,800 – 943,426 SF
FOR LEASE (COMPLETED BUILDING)

10 – 216 DEVELOPABLE ACRES
FOR SALE OR LEASE

CLICK HERE TO VIEW
MARKETING VIDEO



CLICK HERE TO VIEW
PROPERTY WEBSITE



AVAILABLE FOR IMMEDIATE OCCUPANCY

SITE CONFIGURATION & ACCESS

PROPERTY FEATURES

Trailhead Logistics Park is located at the I-75/Hwy 484 interchange in Ocala, FL, Trailhead features excellent visibility and access to both I-75 and Hwy 484. This strategic location maximizes employee acquisition in this labor rich market and provides unparalleled same-day distribution access to many key submarkets.



**HIGH CAR/TRAILER
PARKING RATIO**



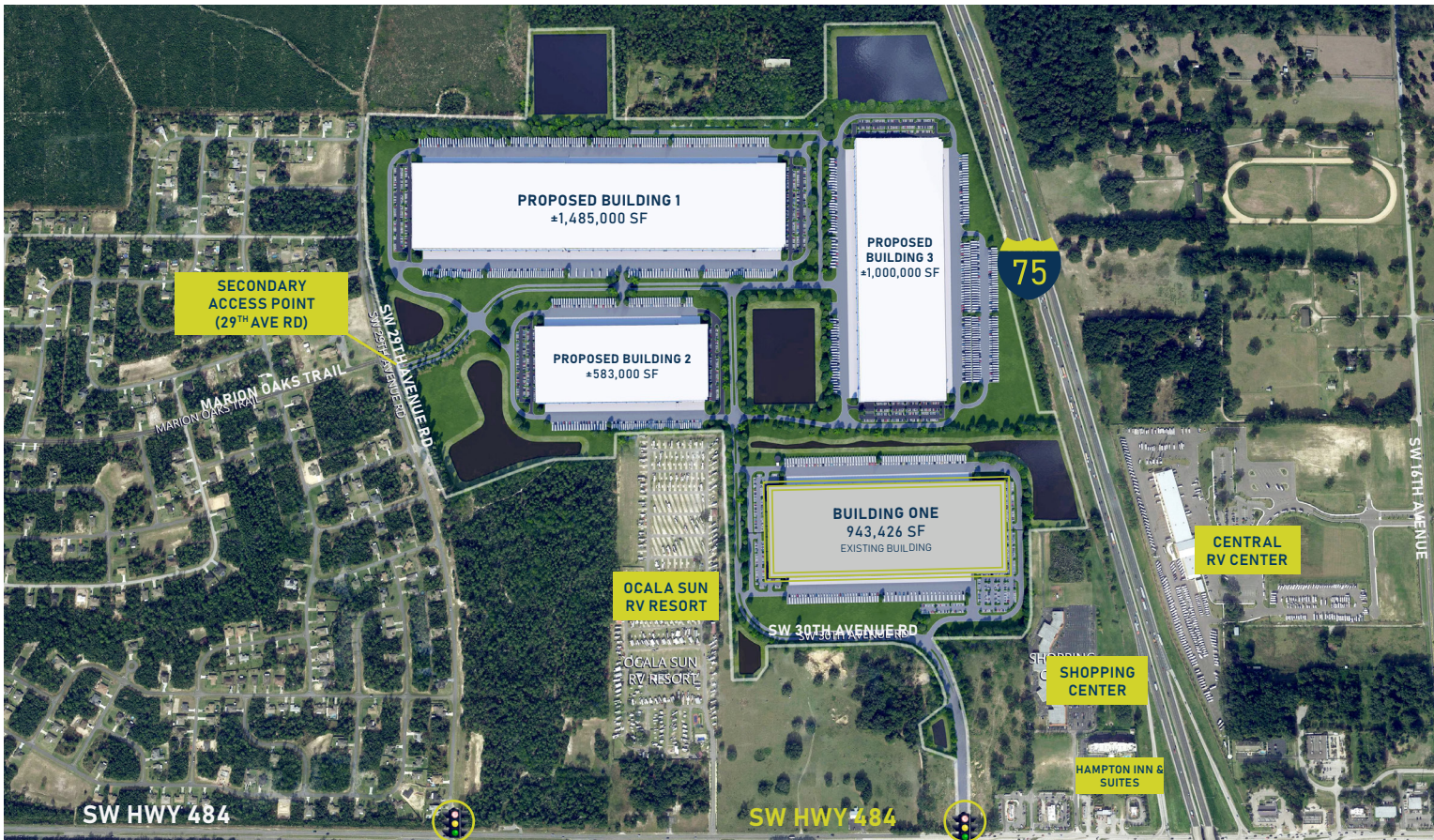
**SIGNALIZED
INTERSECTION**



**PROMINENT I-75
SIGNAGE**



**I-75 VISIBILITY &
ACCESS-1 MILE**

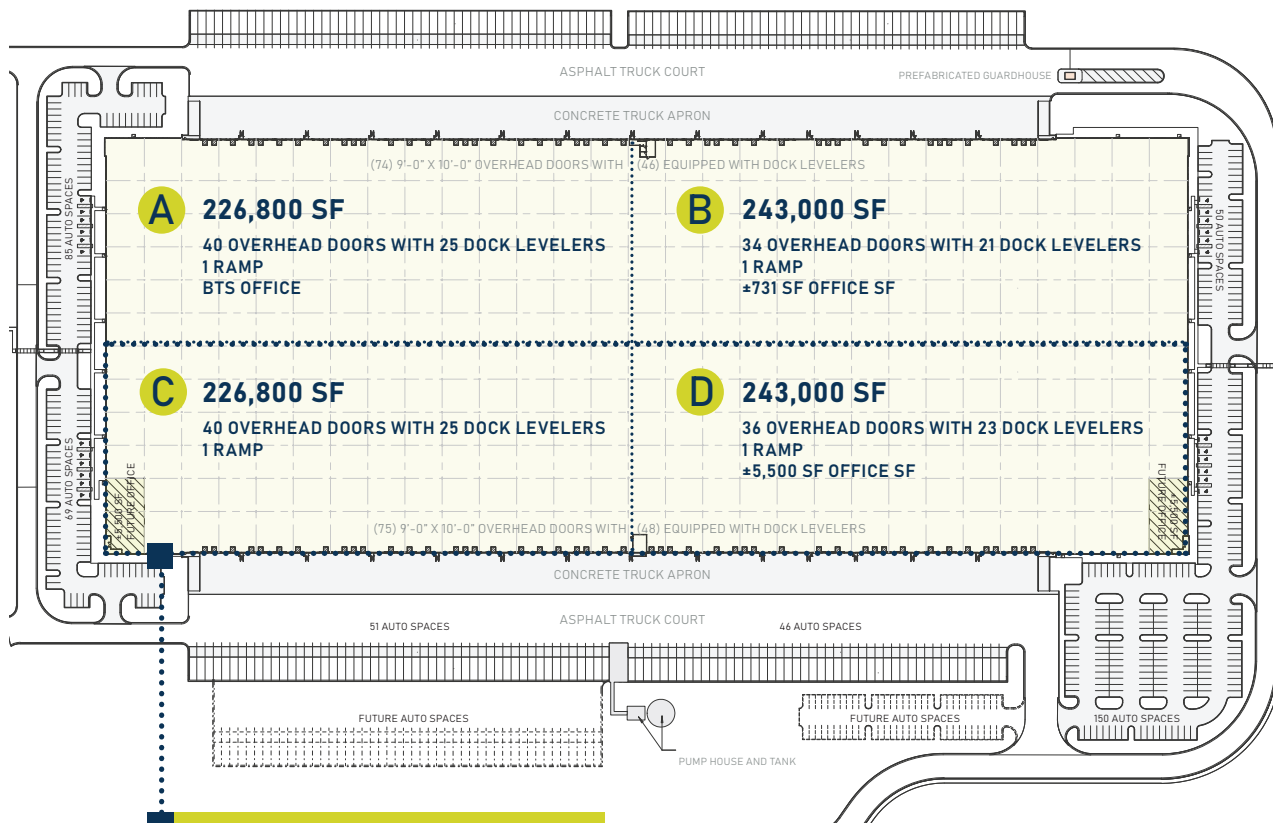


BUILDING ONE FOR LEASE

ASKING RATE: WITHHELD

OPERATING EXPENSES: \$1.95 PSF

TOTAL SF	943,426 SF	CONFIGURATION	CROSS DOCK
SITE SIZE	64.26 AC ROOF	TRAILER STALLS	243 STALLS (47 FUTURE STALLS)
CLEAR HEIGHT	40'	CONSTRUCTION	TILT WALL
TOTAL DOCKS	149 DOORS (94 LEVELERS)	COLUMN SPACING	54' X 48' 60' SPEED BAYS
TOTAL DRIVE-IN	4 DOORS	BUILDING DIMENSION	600' X 1,572'
TRUCK COURT	185'	BUILDING SLAB	8" REINFORCED CONCRETE
SPRINKLERS	ESFR	ROOF	60 MM TPO
PARKING RATIO	0.5/1,000 (468 SPACES)		

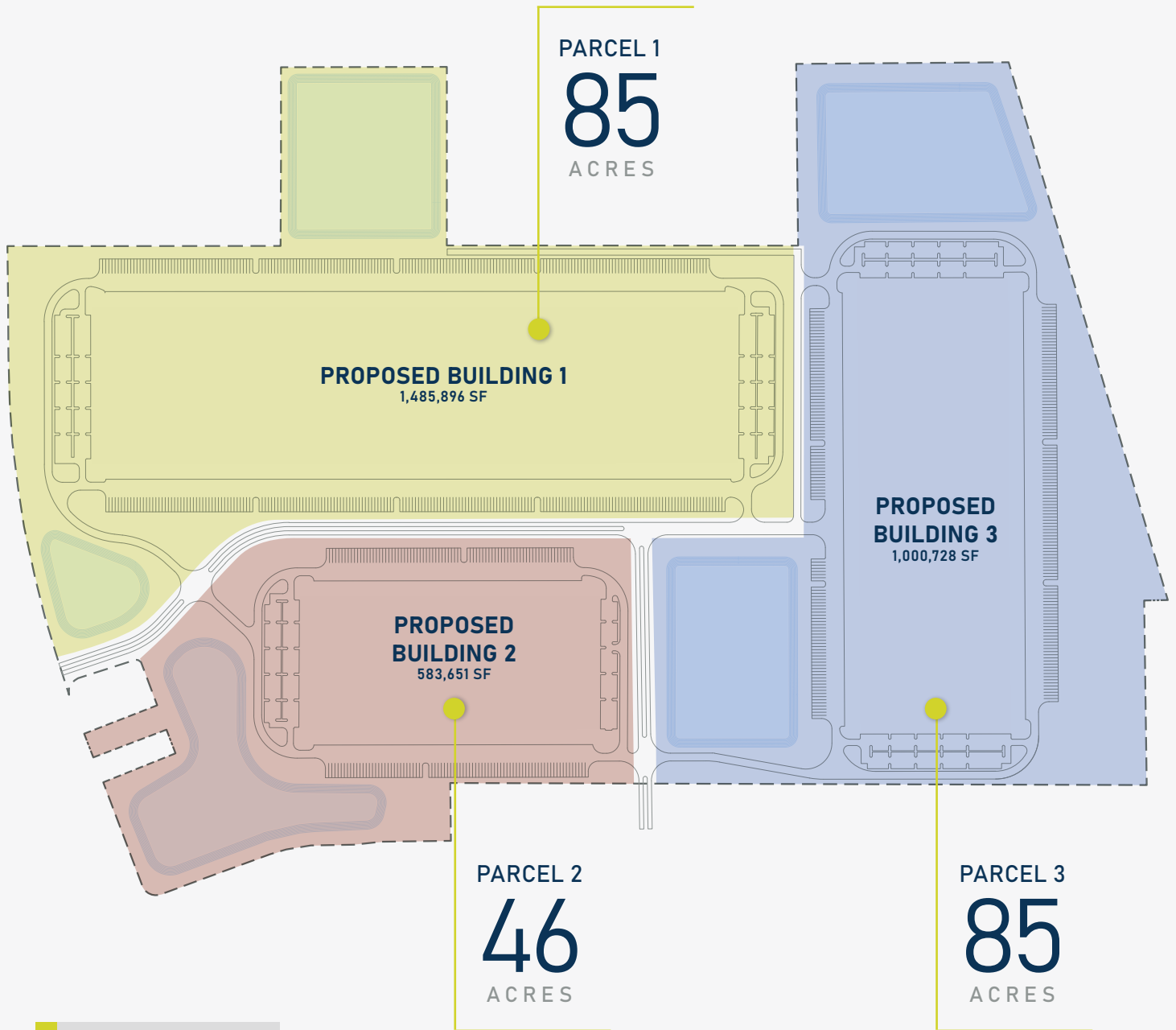


QUADRANTS CAN BE LEASED TOGETHER OR SEPARATELY

10 - 216 ACRES 3 PARCELS

226,800 UP TO 1,485,896 SF

FOR SALE OR LEASE

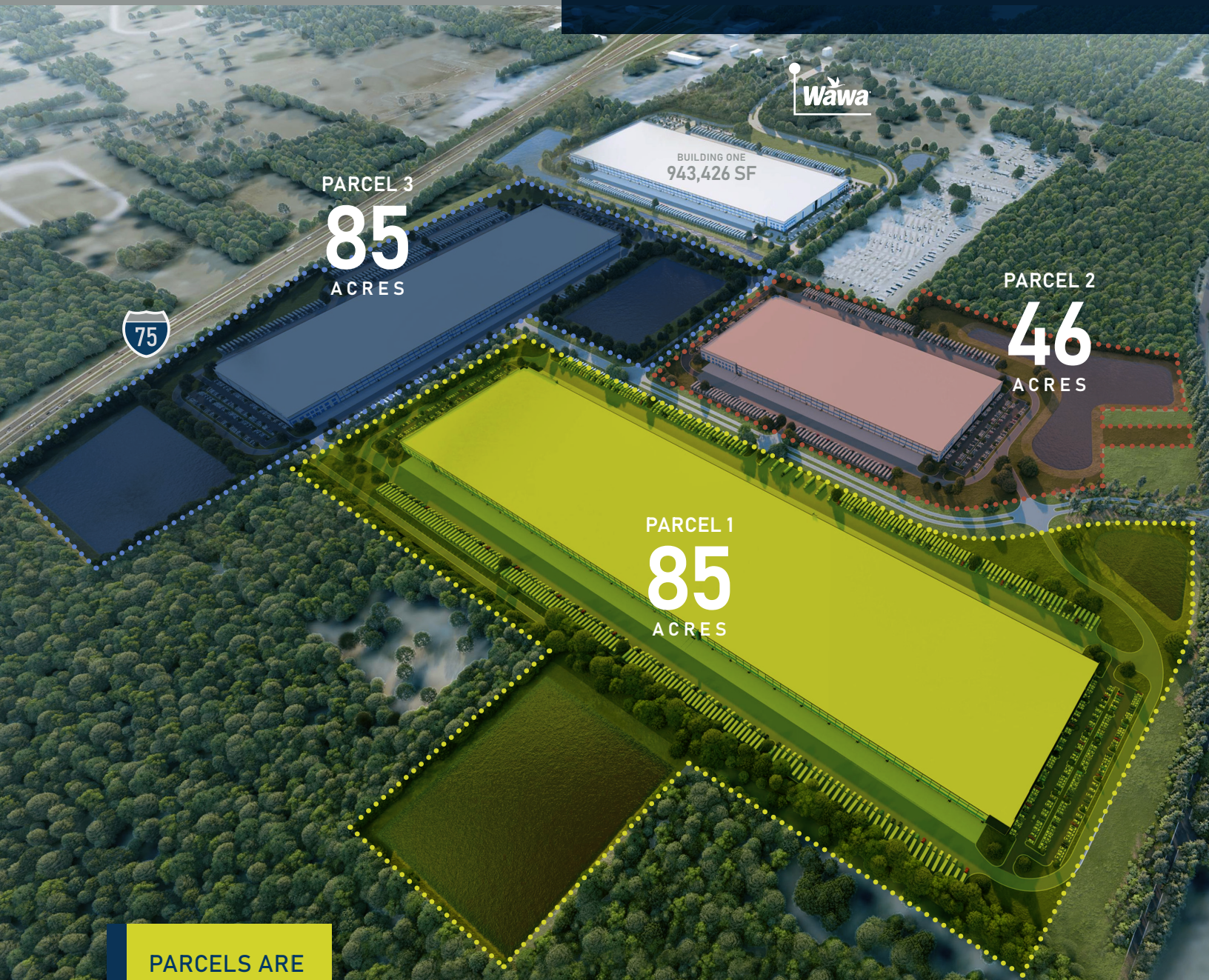


PARCELS ARE
DIVISIBLE
DOWN TO
10 ACRES

10 - 216 ACRES BUILD-TO-SUIT

226,800 UP TO 1,485,896 SF

FOR SALE OR LEASE



PARCELS ARE
DIVISIBLE
DOWN TO
10 ACRES



Trailhead Logistics Park is a state-of-the-art bulk industrial development, which is uniquely positioned in Ocala, Florida. Ocala has emerged as a regional distribution hub for a variety 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.

Trailhead Logistics Park provides immediate access to I-75, highway visibility, and is in close proximity to the Florida Turnpike; providing access to nearly 18 million consumers within a 4-hour drive-time. With the robust population growth throughout the state, Trailhead Logistics Park provides a compelling alternative to the I-4 corridor for users seeking to locate regional distribution, and manufacturing facilities within Central Florida.

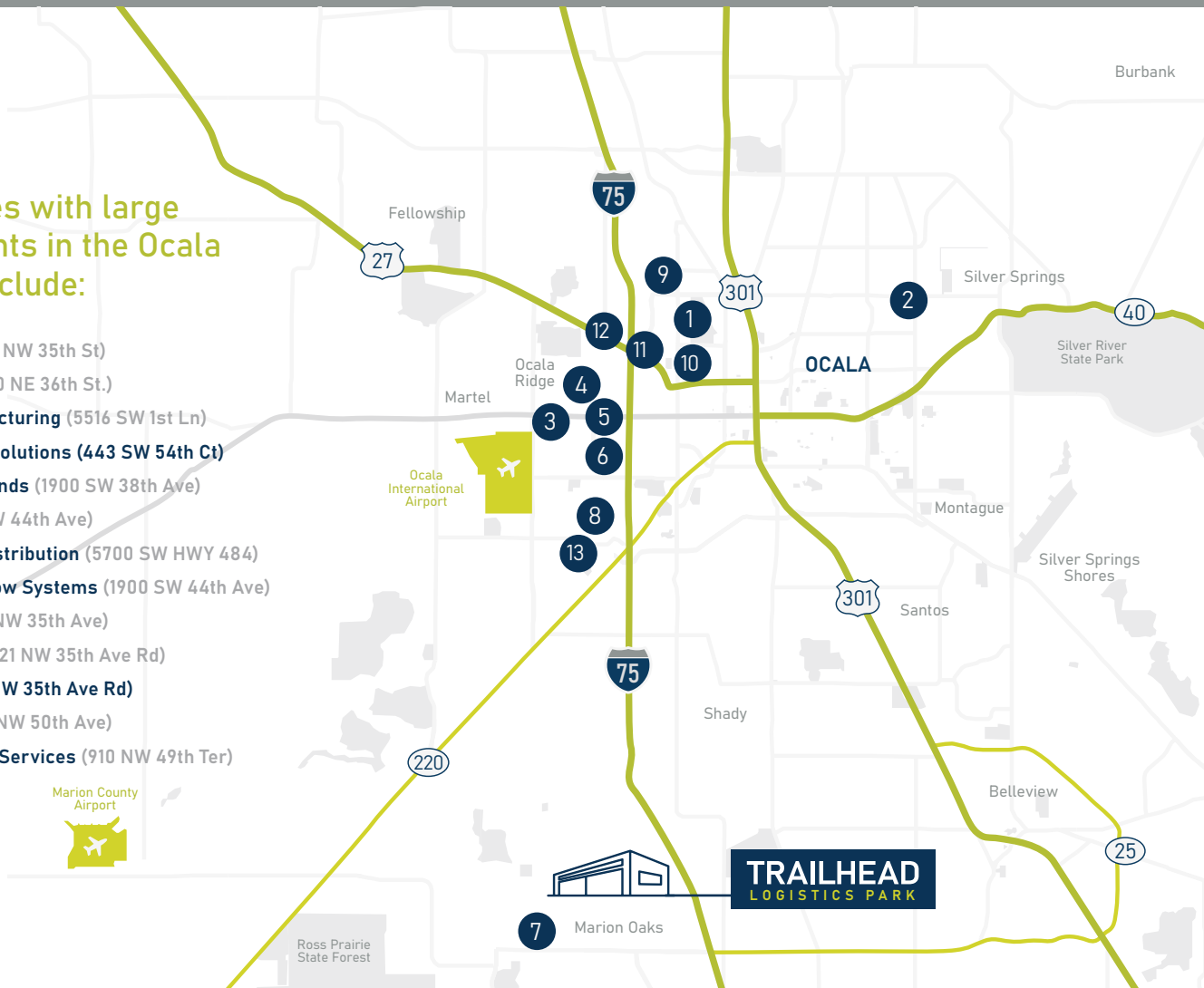
OCALA LOGISTICS HUB

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 and logistics businesses.



Companies with large investments in the Ocala market include:

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



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