

13253 SW 20th Avenue Rd Ocala | FL 34473

# TRAILHEAD

## LOGISTICS PARK

226,800 SF - 943,426 SF

AVAILABLE FOR LEASE

AVAILABLE FOR IMMEDIATE OCCUPANCY



CLICK HERE TO VIEW  
MARKETING VIDEO



CLICK HERE TO VIEW  
PROPERTY WEBSITE



# 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



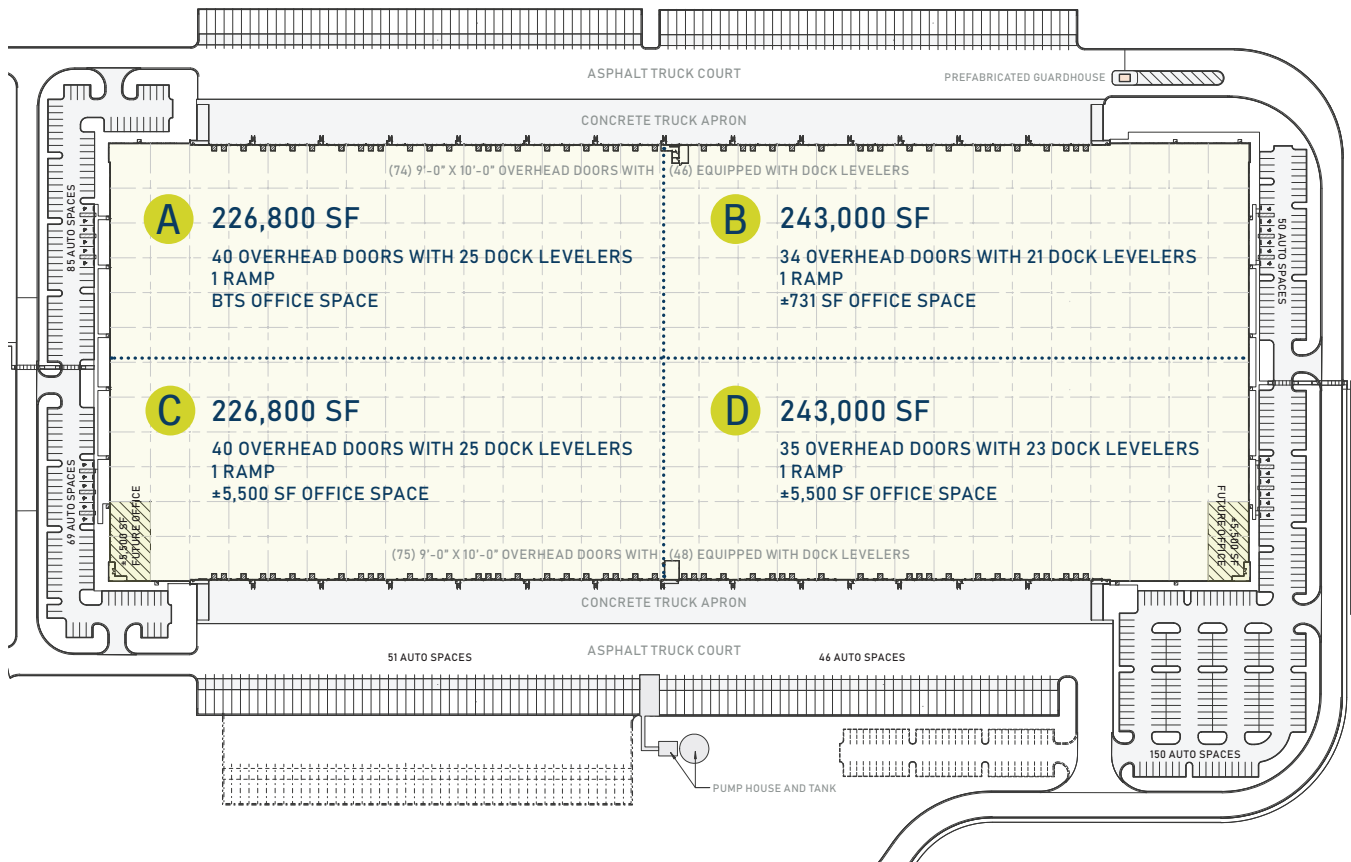
# FULL BUILDING SPECIFICATIONS

LEASE RATE: WITHHELD

OPERATING EXPENSES: \$1.95 PSF

TOTAL SF	943,426 SF
SITE SIZE	64.26 AC ROOF
CLEAR HEIGHT	40'
TOTAL DOCKS	149 DOORS (94 LEVELERS)
TOTAL DRIVE-IN	4 DOORS
TRUCK COURT	185'
SPRINKLERS	ESFR

PARKING RATIO	0.5/1,000 (468 SPACES)
CONFIGURATION	CROSS DOCK
TRAILER STALLS	243 STALLS (47 FUTURE STALLS)
CONSTRUCTION	TILT WALL
COLUMN SPACING	54' X 48' 60' SPEED BAYS
BUILDING DIMENSION	600' X 1,572'
BUILDING SLAB	8" REINFORCED CONCRETE
ROOF	60 MM TPO



# QUADRANT A & B SPECIFICATIONS

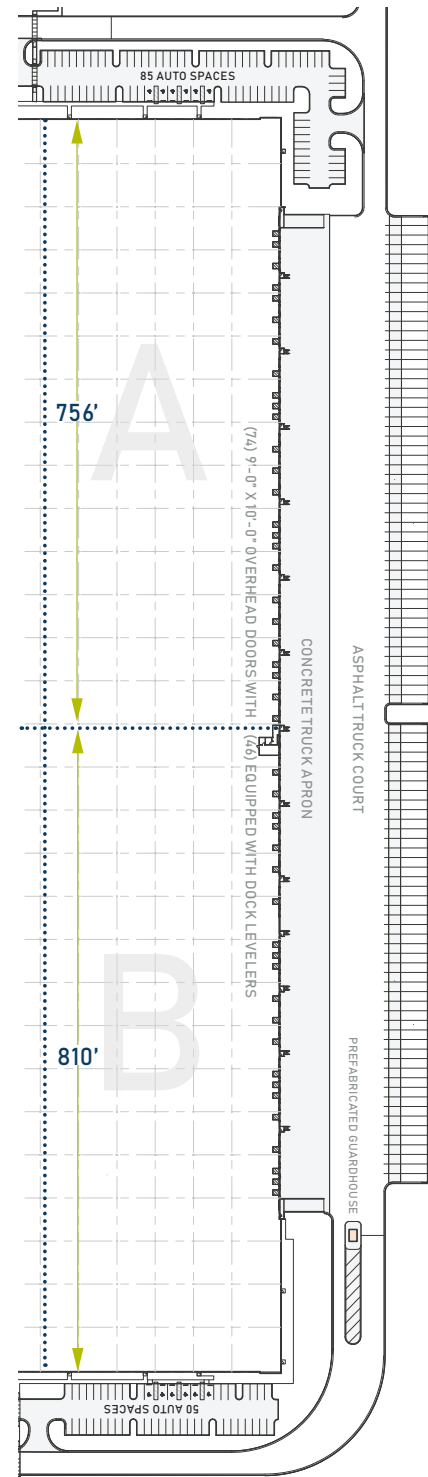
## A: 226,800 SF

- 40 Overhead Doors with 25 Dock Levelers
- 1 Ramp
- BTS Office Space
- Secured Truck Court
- 0.5/1,000 Parking Ratio
- 30-FC warehouse lighting



## B: 243,000 SF

- 34 Overhead Doors with 21 Dock Levelers
- 1 Ramp
- ± 731 SF Office Space
- Secured Truck Court
- 0.5/1,000 Parking Ratio
- 30-FC warehouse lighting



# QUADRANT C & D SPECIFICATIONS

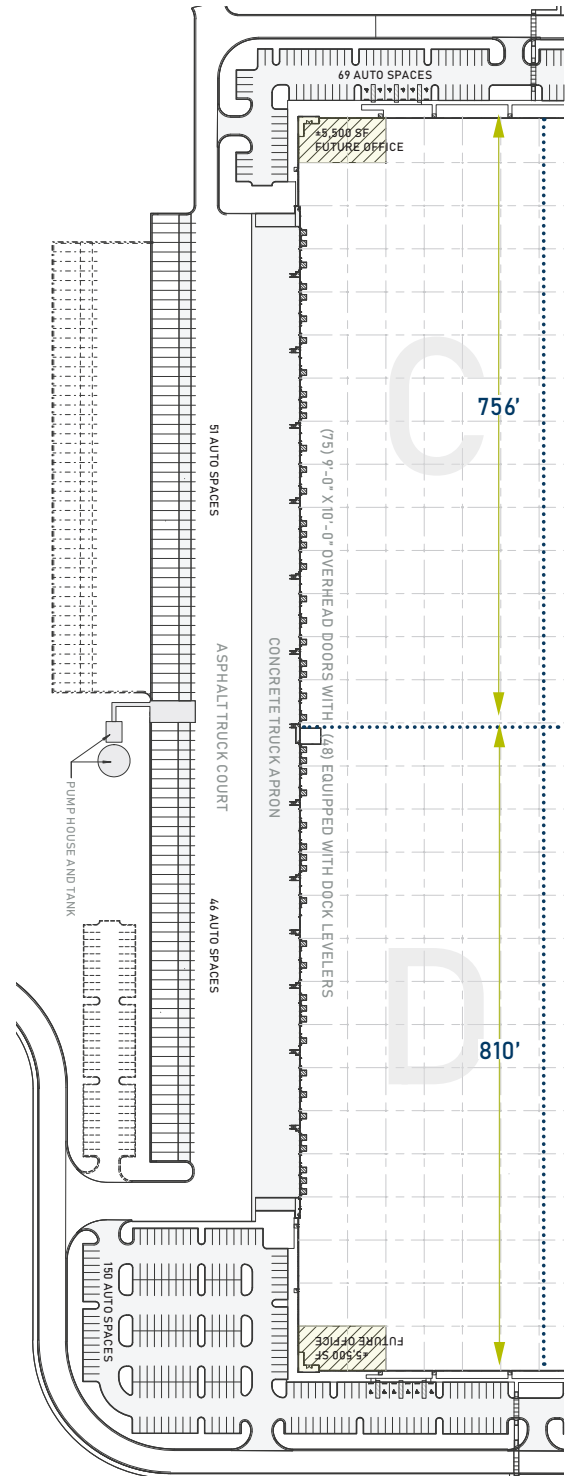
## C: 226,800 SF

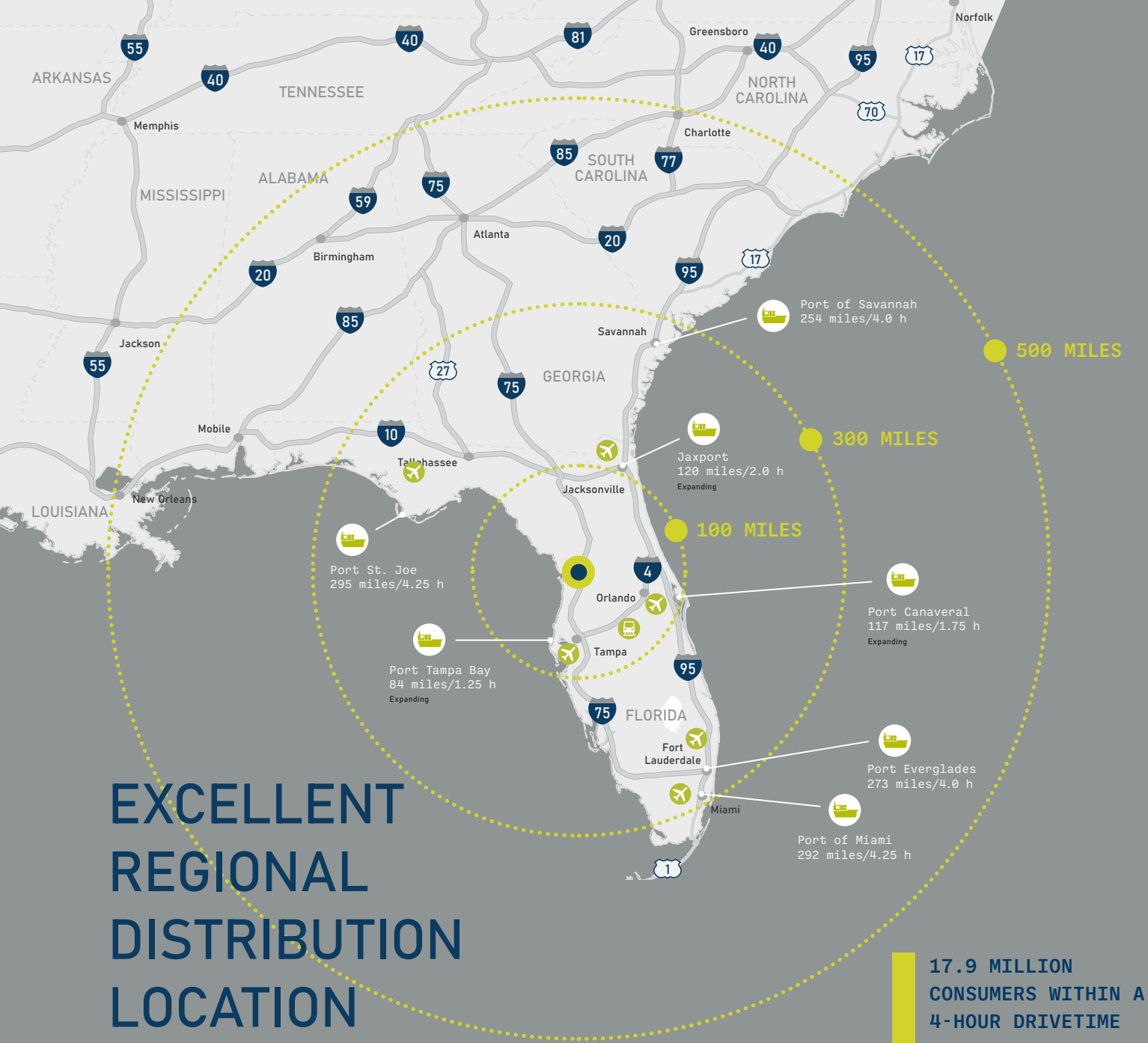
- 40 Overhead Doors with 25 Dock Levelers
- 1 Ramp
- ± 5,500 SF BTS Office Space
- Secured Truck Court
- 0.5/1,000 Parking Ratio
- 30-FC warehouse lighting



## D: 243,000 SF

- 35 Overhead Doors with 23 Dock Levelers
- 1 Ramp
- ± 5,500 SF BTS Office Space
- Secured Truck Court
- 0.5/1,000 Parking Ratio
- 30-FC warehouse lighting





**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 & 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)



## CONTACT

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