



# TOPLINE

LOGISTICS CENTER

# AVAILABLE FOR LEASE

457,217 SF

2489 NW 35TH AVENUE RD, OCALA, FL

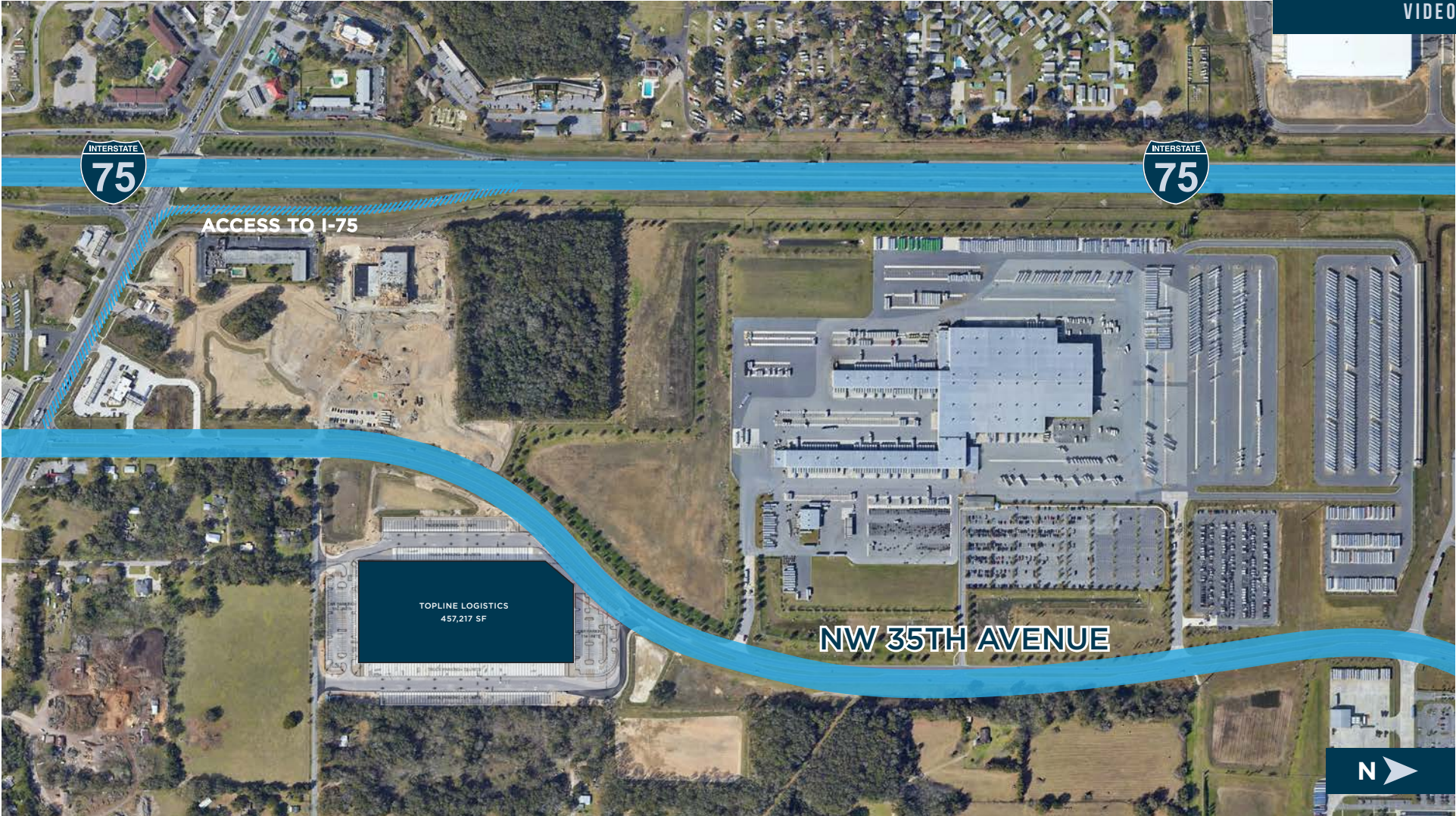




# PROPERTY OVERVIEW

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.

[VIEW MARKETING VIDEO](#) 



# BUILDING HIGHLIGHTS

<b>BUILDING CONFIGURATION</b>	CROSS DOCK
<b>COLUMN SPACING</b>	56' X 50' - 60' SPEED BAYS
<b>ELECTRICAL</b>	277/480, 3 PHASE 4 WIRE SERVICE/3,000 AMPS <i>*Potential ability to upsize</i>
<b>ROOF</b>	60MIL TPO

<b>FIRE PROTECTION</b>	ESFR
<b>DOCK DOORS</b>	95 (9'X10') WITH 10 LEVELERS & SEALS
<b>DRIVE-IN DOORS</b>	4 (12'X12')
<b>TRUCK COURT</b>	185'



**457,217 SF**  
Building SF



**35.13 AC**  
Site Size



**36'**  
Clear Height



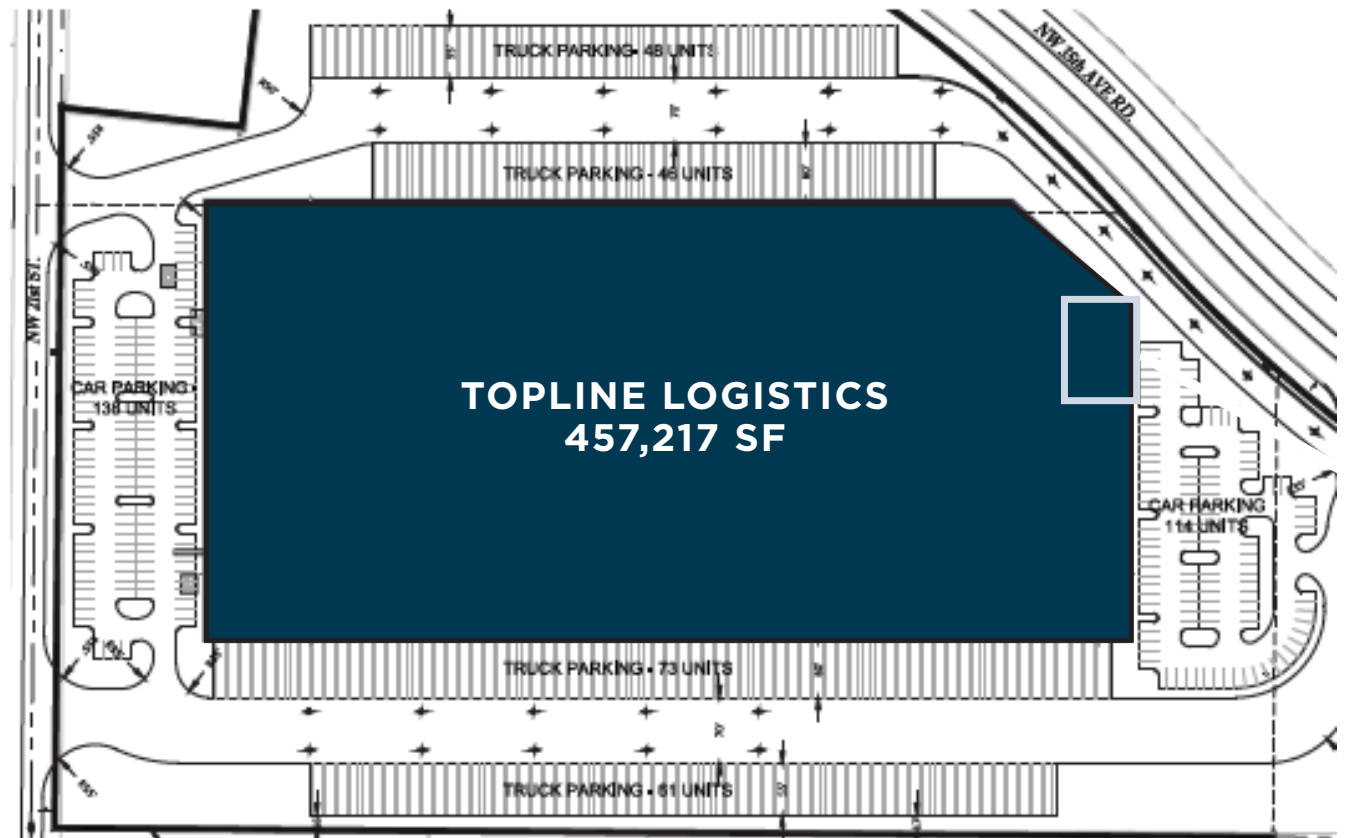
**RENTAL RATE**  
Negotiable



**110**  
Trailer Storage



**CAR PARKS**  
247 Spaces





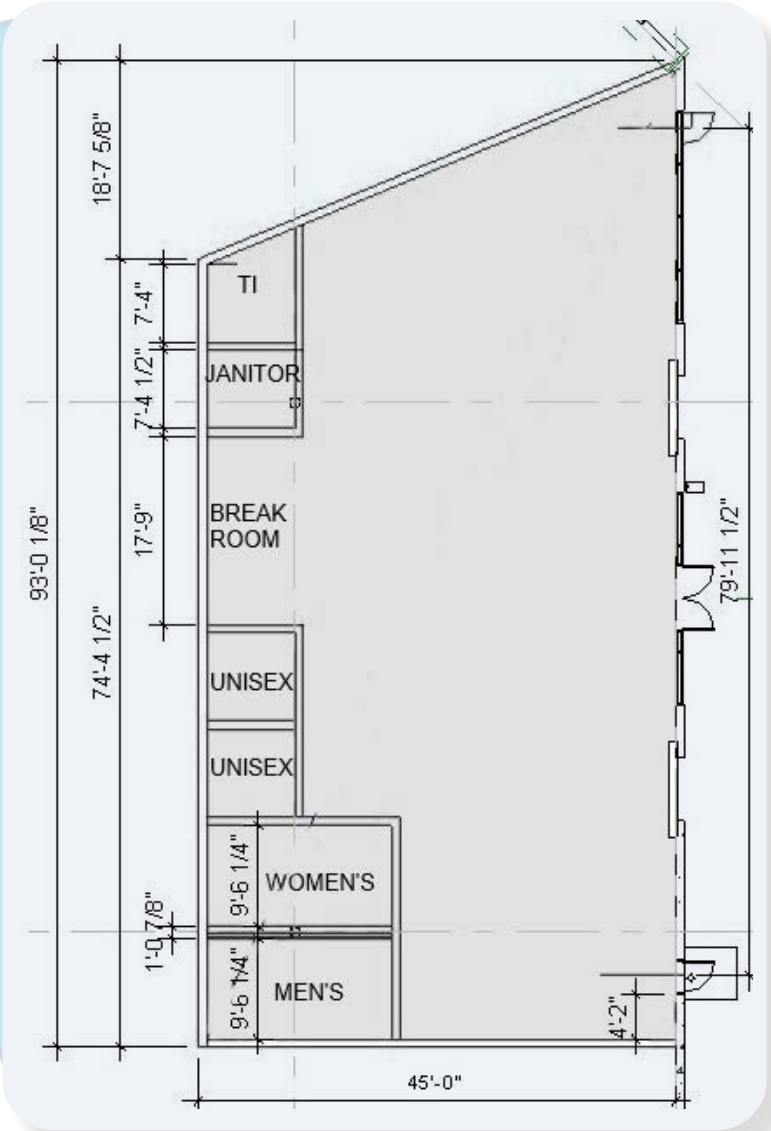
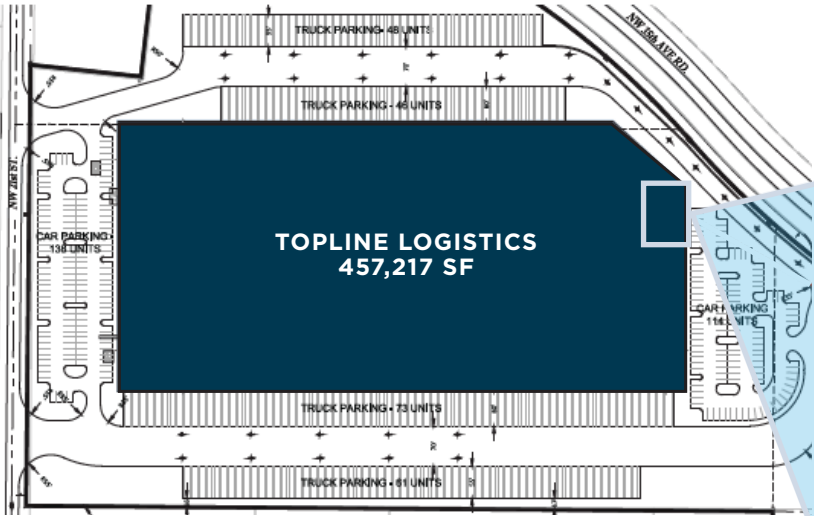




# SPEC OFFICE BUILDOUT

## 3,766 SF

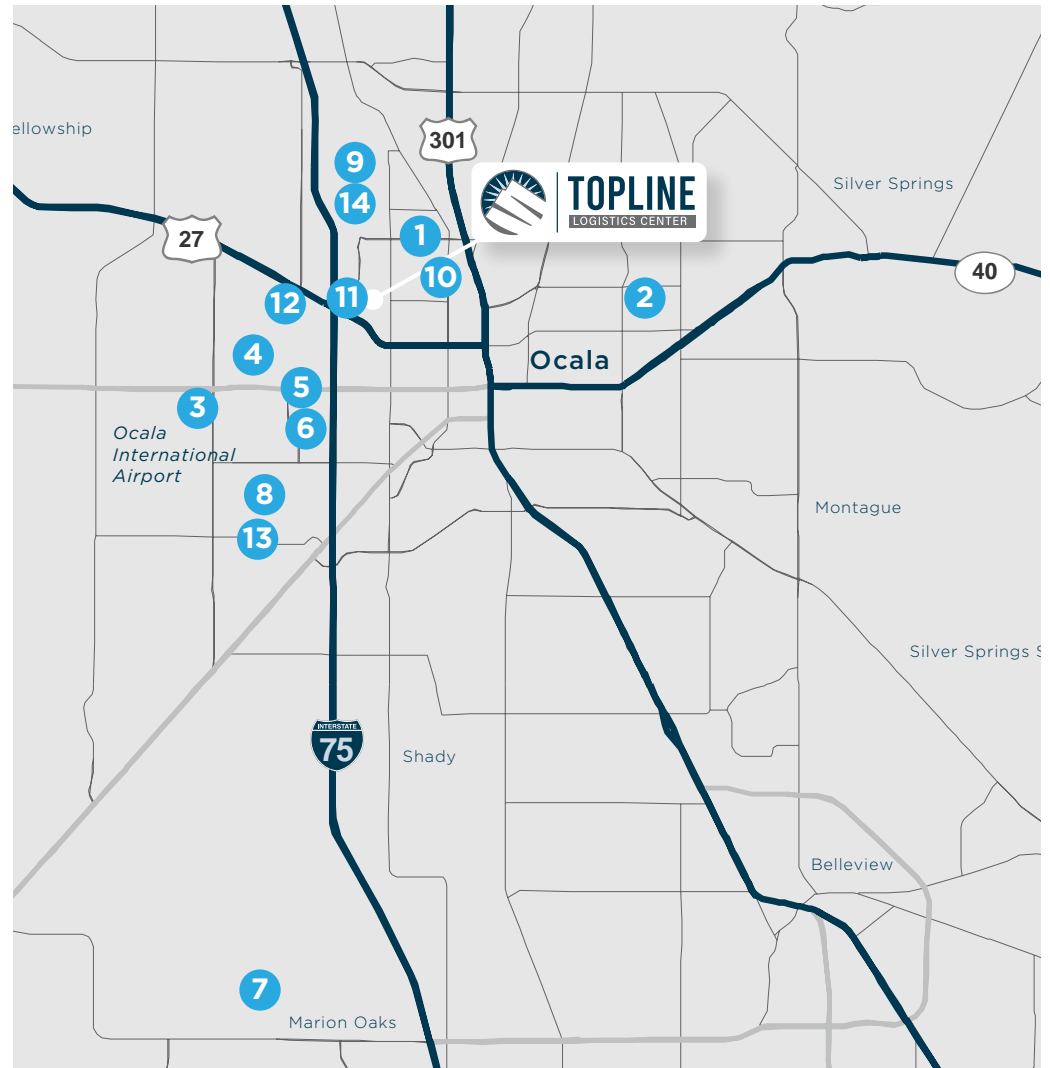
Spec Office Buildout



# LOCATION HIGHLIGHTS

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)
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.



**381,860**  
Population



**(4 HOUR DRIVE TIME)**  
81% of Florida  
population



**\$49,779**  
Median Income



**52**  
Median Age





# TOPLINE

LOGISTICS CENTER



## FOR MORE INFORMATION, PLEASE CONTACT:

JARED BONSHIRE  
Executive Managing Director  
+1 407 541 4414  
jared.bonshire@cushwake.com

DAVID PEREZ  
Executive Managing Director  
+1 407 541 4435  
david.perez@cushwake.com

TAYLOR ZAMBITO  
Senior Director  
+1 407 541 4409  
taylor.zambito@cushwake.com

RYAN HUBBARD  
Director  
+1 407 541 4390  
ryan.hubbard@cushwake.com

