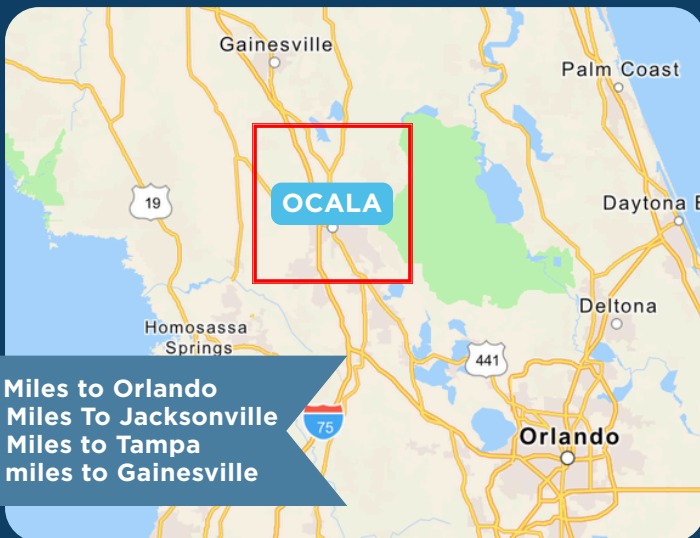


"Seven Five Industrial" Build to Suit For Sale or Lease

I-75 @ Hwy 40 - NW 37th Ave Ocala FL 34475
20,000 SF - 271,500 SF



THE **Boyd** GROUP **Boyd+
MOX**



OCALA IS RANKED AMONG THE TOP METROS IN THE US FOR DISTRIBUTION

- 70% of all truck traffic in Florida travels on I-75
- 1/2 mile from I-75
- Direct access to transportation hubs
- Close proximity to Jacksonville, Orlando & Tampa
- Ocala Metro area is the fastest growing, averaging 4% increase year over year.

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**CONTACT
OUR TEAM**

BUILD TO SUIT



BUILDING 1

Delivery	12 Months
Total SF	106,576 SF
Site Size	24.1 Acres
Clear height	32'
Column Spacing	52'
Building Depth	170'
Parking	.75/1,000 SF
Fire Protection	ESFR Sprinkler
Electrical	2,000 Amps
Dock Doors	38
Drive-In Doors	2 (12' x 14')
Truck Court	130'

BUILDING 2

Delivery	12 Months
Total SF	74,072 SF
Site Size	24.1 Acres
Clear height	32'
Column Spacing	52'
Building Depth	150'
Parking	.75/1,000 SF
Fire Protection	ESFR Sprinkler
Electrical	1,600 Amps
Dock Doors	38
Drive-In Doors	2 (12'x14')
Truck Court	130'

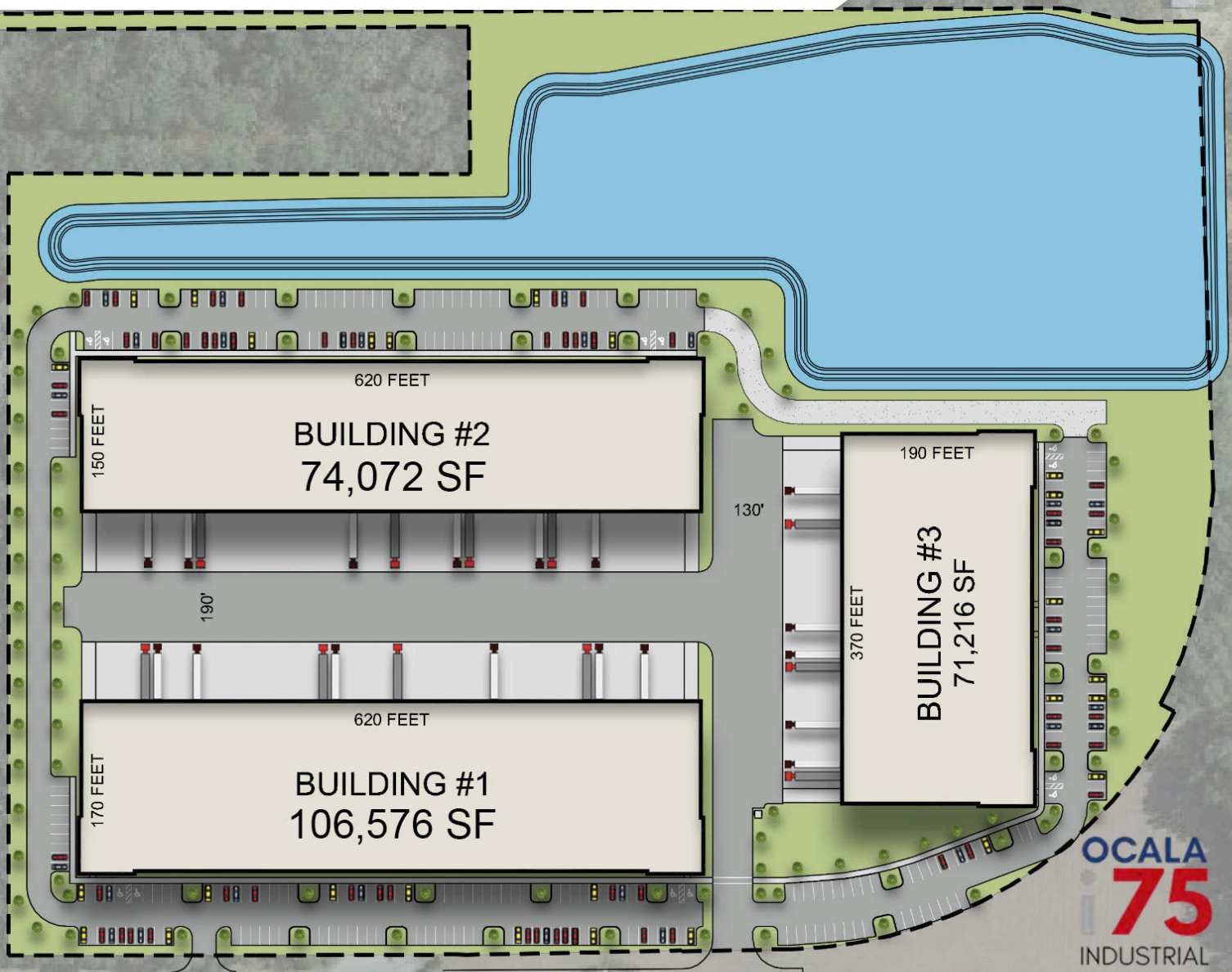
PROPERTY HIGHLIGHTS

- Up to 251,864 SF
- Onsite Utilities
 - Electric: Ocala Electric Utility (Service to Suit)
 - Gas: TECO (Service to Suit)
 - Water: City of Ocala (12-inch)
 - Sewer: City of Ocala (8-inch)
 - Fiber: Ocala Fiber Network (Available)
- 4 Minutes to I-75
- Delivery 12 months
- Heavy Power Available (To Suit - Up to 96MW)
- Ample Car Parks, Dock Positions, Trailer Storage
- High-Efficiency LED Lighting Throughout
- Manufacturing and Distribution Uses Permitted
- M-2 Industrial Zoned

PROJECT FEATURES

- Due Diligence Complete (Available Upon Request)
- ALTA & Topographic Survey
- Geotechnical Investigation
- Phase I Environmental Site Assessments
- Wetland & FEMA Determinations
- Wildlife Hazard Assessment
- Utility Analysis and Coordination

Features



OCALA
75
INDUSTRIAL

Exterior

- Class A Institutional Bldg
- Tilt-wall performance concrete
- Concrete Truck Aprons
- 60' wide truck court
- 190 feet between buildings

Interior

- ESFR Fire Suppression
- 60' speed bay
- Clear story windows
- 55' x 52' Column Spacing
- Demisable to 18,000 SF

OCALA ADVANTAGES

Seven Five Industrial | Shovel-Ready Class A Opportunity in Florida's Fastest Growing Metro
Located in the heart of Ocala, Seven Five Industrial offers a premier, PERMIT ready build-to-suit opportunity in the #1 fastest-growing metro area in the U.S. (U.S. Census Bureau). Perfectly positioned with high visibility from Interstate 75, this 24-acre, fully entitled site is designed for flexibility and scalability, accommodating 2 to 3 buildings tailored to meet tenant requirements.



OCALA AIRPORT ACCESS

- 20 commercial service airports
- 15 deepwater ports
- 2,700 miles of rail track
- 120,000+ miles of roadway

INCENTIVES AVAILABLE

- Economic Development Financial Incentive Grant (EDFIG)
- Industrial Development Bonds
- Economic Improvement Programs



OCALA
i75
INDUSTRIAL



1-DAY
SHIPPING TO
65M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



Seven Five Industrial is a three-building institutional Class A industrial park with immediate frontage on I-75. It is prominently located in the logistics cluster within the Ocala MSA, which was recently named the fastest-growing MSA in the United States. Ocala has become a central industrial hub for investment and a preferred location for occupiers to serve customers throughout the southeast. Household named companies are continuing to incorporate Ocala into their supply chains, with FedEx, Amazon, Chewy, and Autozone becoming the newest neighbors.