

**44,000 to 1,200,000 SF**  
Under Construction

**LOGISTICS  
INDUSTRIAL**

**LOCATED**



**SCANNELL**  
PROPERTIES

### **NW 44TH AVE OCALA, FL 34482**

Ocala, Florida, is a prime destination for industrial logistics, offering remarkable opportunities for growth. Strategically situated along I-75, the city has become an emerging logistics hub in Central Florida. Its advantageous location near major population centers like Orlando and Tampa, along with a rapidly growing population and workforce, makes Ocala highly attractive to industrial occupiers and investors. In response to the escalating demand for warehouse and distribution services, companies are increasingly expanding their footprint in the region, contributing to its significant economic development.



**4 MIN | 2.1 MILES FROM I-75**

# PROPERTY OVERVIEW



## FEATURES & SITE PLAN

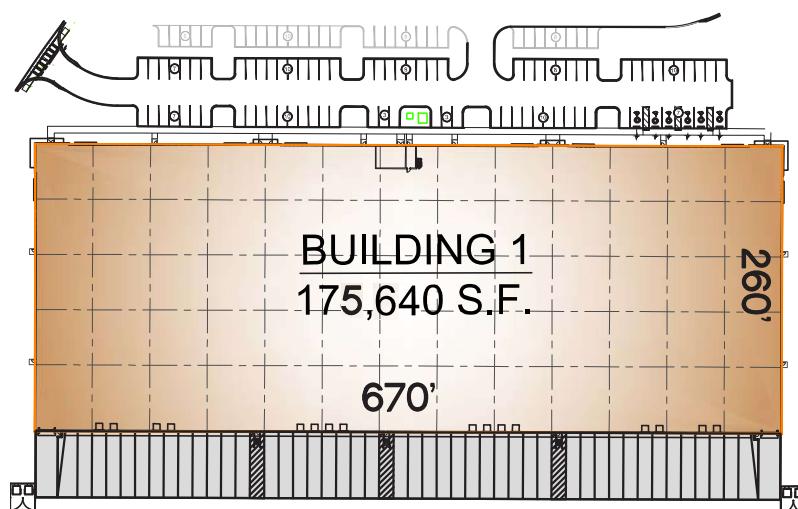
The park boasts an inviting aesthetic, featuring lush landscaping, prominent monument signage along I-75, vibrant building colors, clerestory windows, well-painted interior walls, and appealing water features or fountains. Additionally, the park offers flexible deal sizes to accommodate various business needs.

### BUILDING I

<b>Size (SF)</b>	175,640
<b>Parking</b>	91
<b>Clear height</b>	36'
<b>Column spacing</b>	50'x52', 60' speed-bay
<b>Building depth</b>	260'
<b>Loading</b>	Rear-load 42 dock-high doors
<b>Dock packages</b>	16 bumpers only
<b>Ramps</b>	2 (each end)
<b>Ramp doors</b>	12'x14' (electric)
<b>Shared truck courts</b>	175'
<b>Stand alone truck courts</b>	185'
<b>Stand alone truck courts</b>	53 spaces
<b>Concrete apron</b>	60'
<b>Office</b>	BTS
<b>Roof</b>	R-10; 45 mil TPO MA
<b>Lighting</b>	LED motion sensor
<b>Power (minimum)</b>	1EA-3,000 AMP 480V
<b>Power (minimum)</b>	ESFR
<b>Slab</b>	7", 3,000 psi



## FLOOR PLAN



# LOCATION HIGHLIGHTS

Ocala sits at the northern tip of the 'Golden Triangle,' which encompasses Tampa, Orlando, and Lakeland. Its strategic location along I-75 has positioned Ocala as a growing logistics hub in Central Florida. In recent years, national industrial and logistics companies have been establishing distribution centers in the area, further enhancing its appeal as a key player in the regional supply chain.



## GROWTH

In the past five years, the Ocala metropolitan area has finalized 11 economic incentive deals worth over \$12 million, averaging \$7,100 per new job, according to fDi Intelligence.



## AVAILABILITY

Park Total 1,165,880 SF on 105.53 Acres. They can deliver over 1.2 million SF to Central Florida.



## DEMOGRAPHICS

Ocala's strategic location allows for over 47 million residents to be served within an 8 hour drive time.

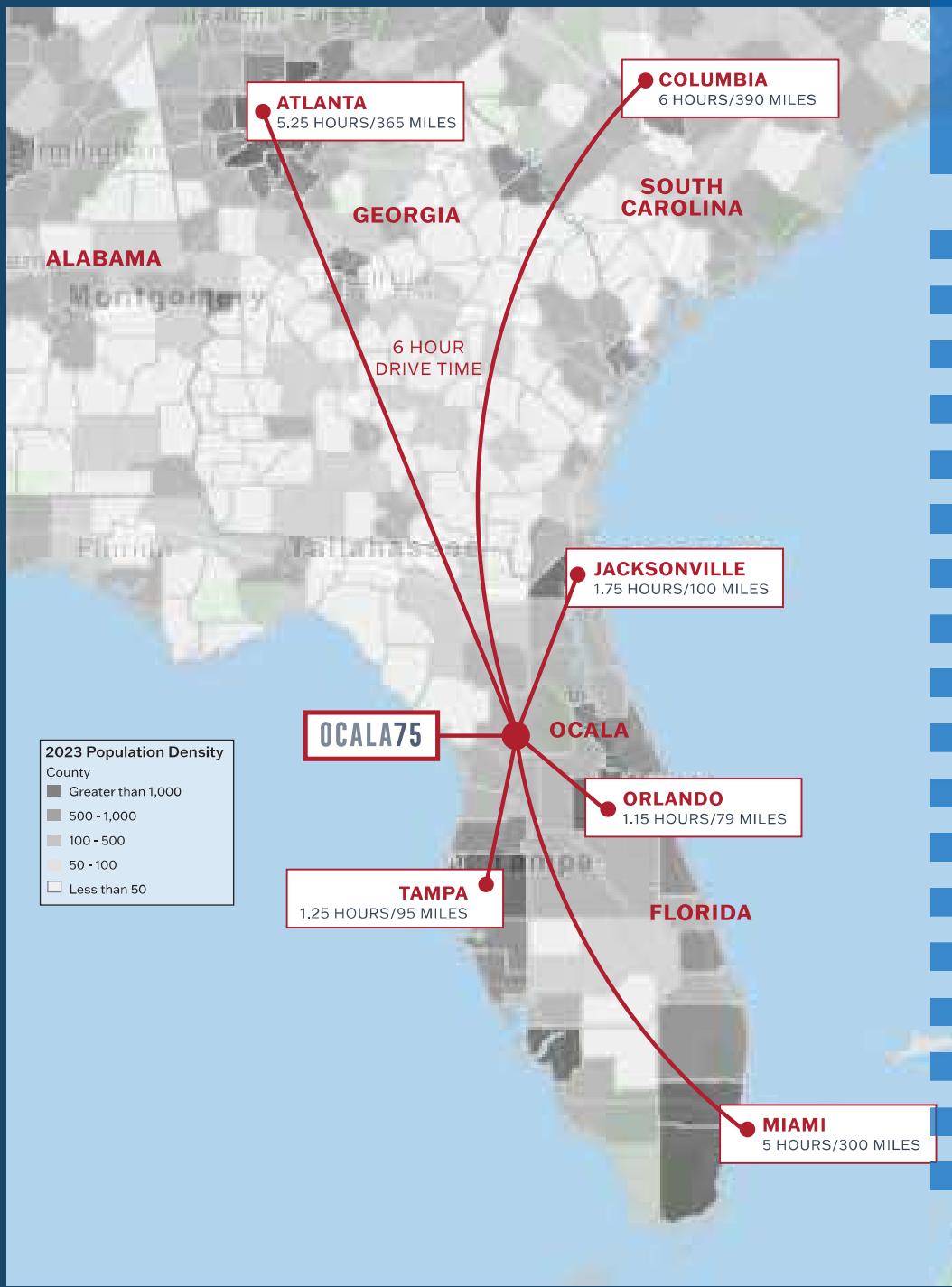


## LABOR DYNAMICS

Ocala offers logistical advantages with a 39% larger population served compared to Orlando, Tampa, or Lakeland, along with better labor dynamics, featuring 7.6% lower labor costs than these neighboring cities.



# OCALA75



## FOR MORE INFORMATION CONTACT:

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