

SALE

Ocala 75

NORTHWEST 44TH AVENUE

Ocala, FL 34482

PRESENTED BY:

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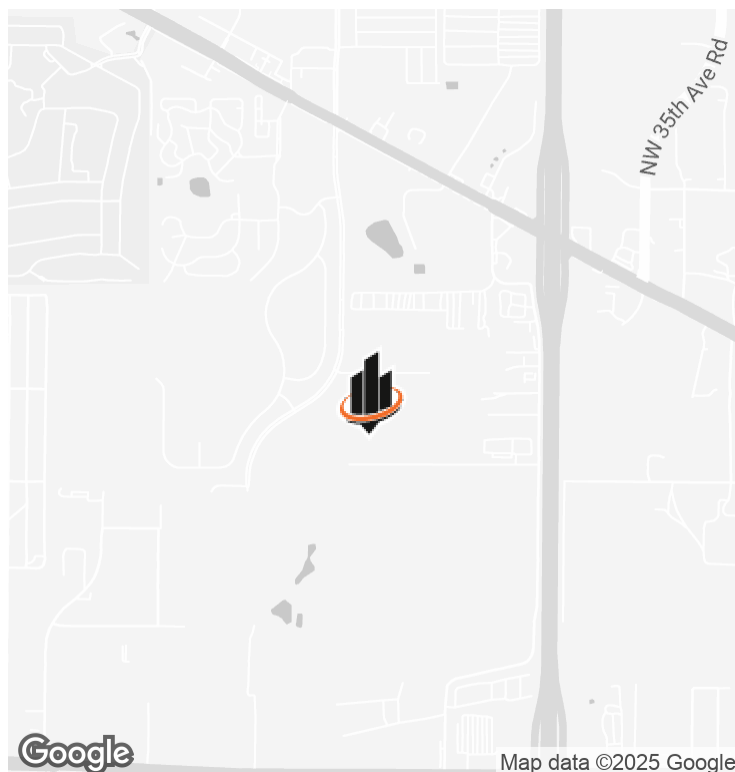
59 Acres
Available

175,640SF

DRA

6.93 Acres
Available

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Unpriced
LOT SIZE:	65.93 Acres
ZONING:	M-2
LAND RATING:	Ready to build
	21670-004-00 21671-002-03

PROPERTY DESCRIPTION

Ocala is home to some of the largest industrial investments in the state of Florida and continues growing in prominence as a central hub for industrial and logistics operations. Large corporations such as Amazon, Autozone, Chewy, Costco, and FedEx have significant warehouse locations in Ocala, providing quick access to the Tampa, Orlando, and Jacksonville markets. This property offers two pieces of industrial land ready to build on; one is 59 acres, the other is 6.93 acres. The DRA already in place provides capacity for the entire development. Ocala 75 already features flexible spaces ranging from 40,000 to 135,640 sf, with delivery scheduled for March 2026. Ocala 75 features entitled industrial land available for build-to-suit and/or fee simple development for 1.2 million SF. David Murphy and Monica Wonus with CBRE are our co-listing partners for Ocala 75.

PROPERTY HIGHLIGHTS

- Next to I-75
- Robust workforce of 180,000
- Located between Miami and Atlanta

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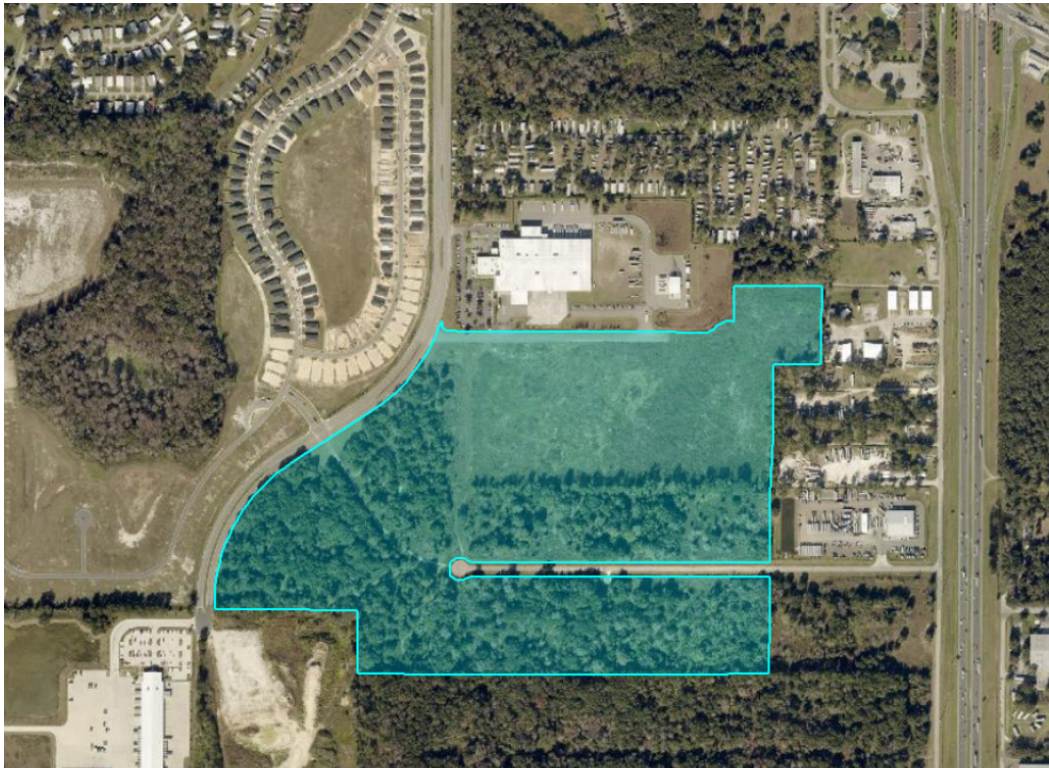
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THE PROPERTY



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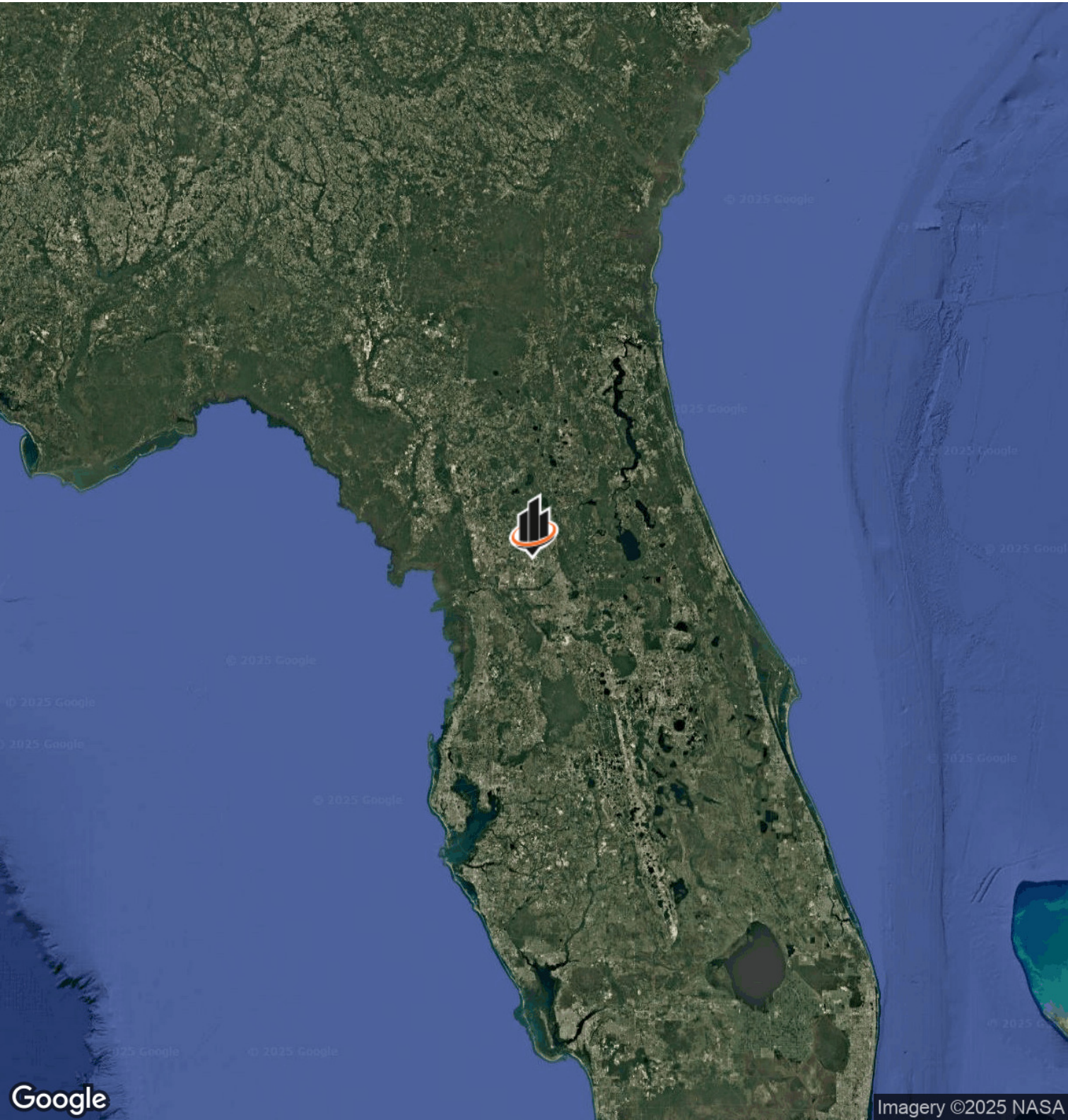
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AERIAL MAP



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LOCATION MAP



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ADVISOR BIOS



BARTOW MCDONALD IV

Managing Director

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Direct: 352.274.3800 | Cell: 352.274.3800

PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

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MEET THE TEAM



STILES MCDONALD

Associate Advisor

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PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company. Stiles is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside of Ocala, FL. Growing up roaming a fourth-generation family ranch inspired a love of land both agricultural and commercial. He uses this passion every day to help create value for clients by representing their properties and using his skillsets in commercial real estate to provide expertise in the Central Florida market.

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PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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