



75
INDUSTRIAL

**AVAILABLE
FOR LEASE
268,700 SF**

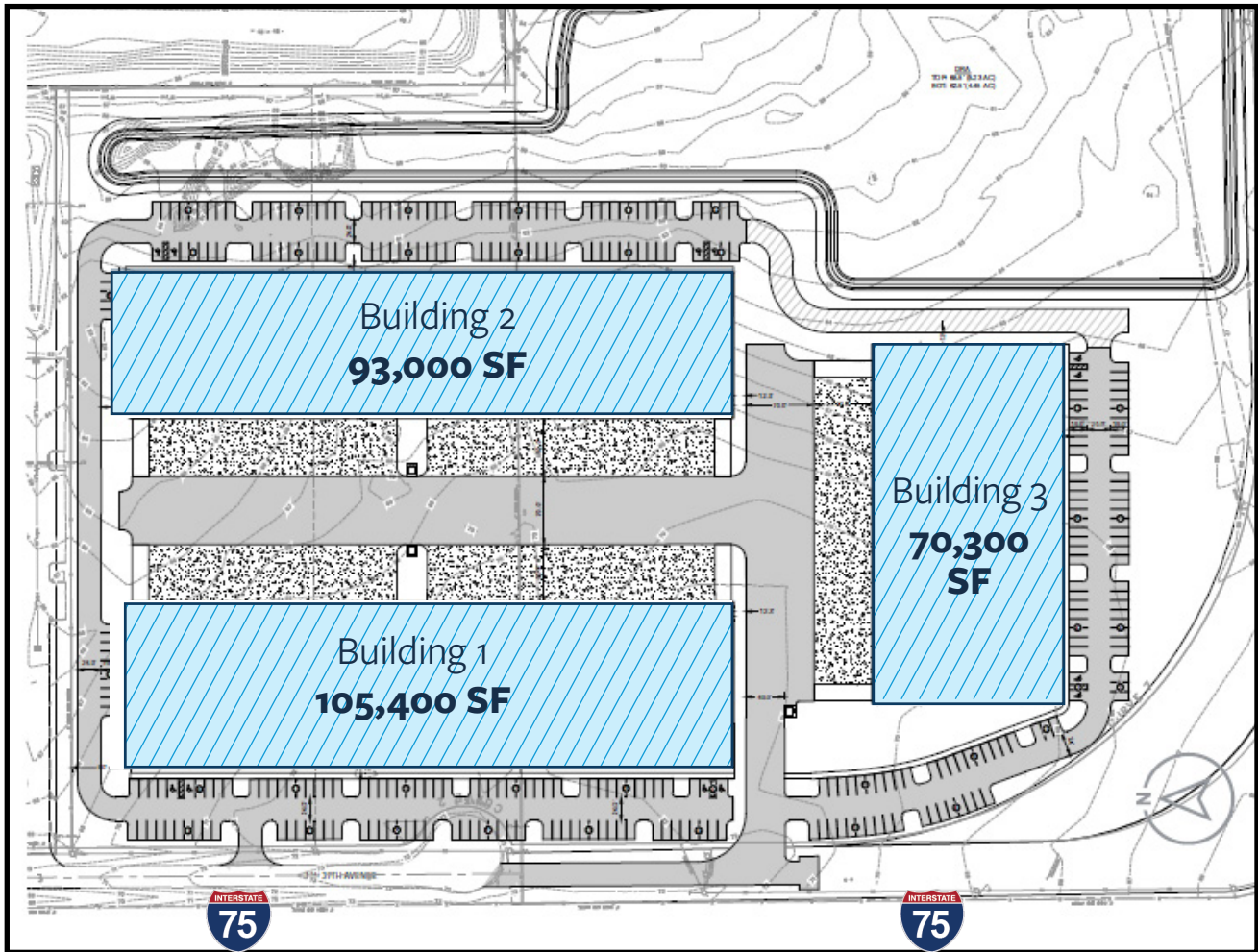


 **CUSHMAN &
WAKEFIELD**

PROUD PARTNER OF THE
CEP **OCALA METRO**
CHAMBER & ECONOMIC
PARTNERSHIP

NW 37TH AVE | OCALA, FL | 34475

BUILDING HIGHLIGHTS



BUILDING ONE

Delivery	Q2 2024
Total Building SF	105,400 SF
Site Size	24.3 AC
Clear Height	32'
Column Spacing	52'
Building Depth	170'
Parking	1 / 1,000 SF
Fire Protection	ESFR Sprinkler system
Electrical	2000 Amps
Dock Doors	38
Drive - In Doors	2 (12' x 14')
Truck Court	130'

BUILDING TWO

Delivery	Q2 2024
Total Building SF	93,000 SF
Site Size	24.3 AC
Clear Height	32'
Column Spacing	52'
Building Depth	150'
Parking	1.3 / 1,000 SF
Fire Protection	ESFR Sprinkler system
Electrical	1600 Amps
Dock Doors	38
Drive - In Doors	2 (12' x 14')
Truck Court	130'

BUILDING THREE

Delivery	Q3 2024
Total Building SF	70,300 SF
Site Size	24.3 AC
Clear Height	32'
Column Spacing	52'
Building Depth	190'
Parking	1.45 / 1,000 SF
Fire Protection	ESFR Sprinkler system
Electrical	1200 Amps
Dock Doors	22
Drive - In Doors	2 (12' x 14')
Truck Court	130'



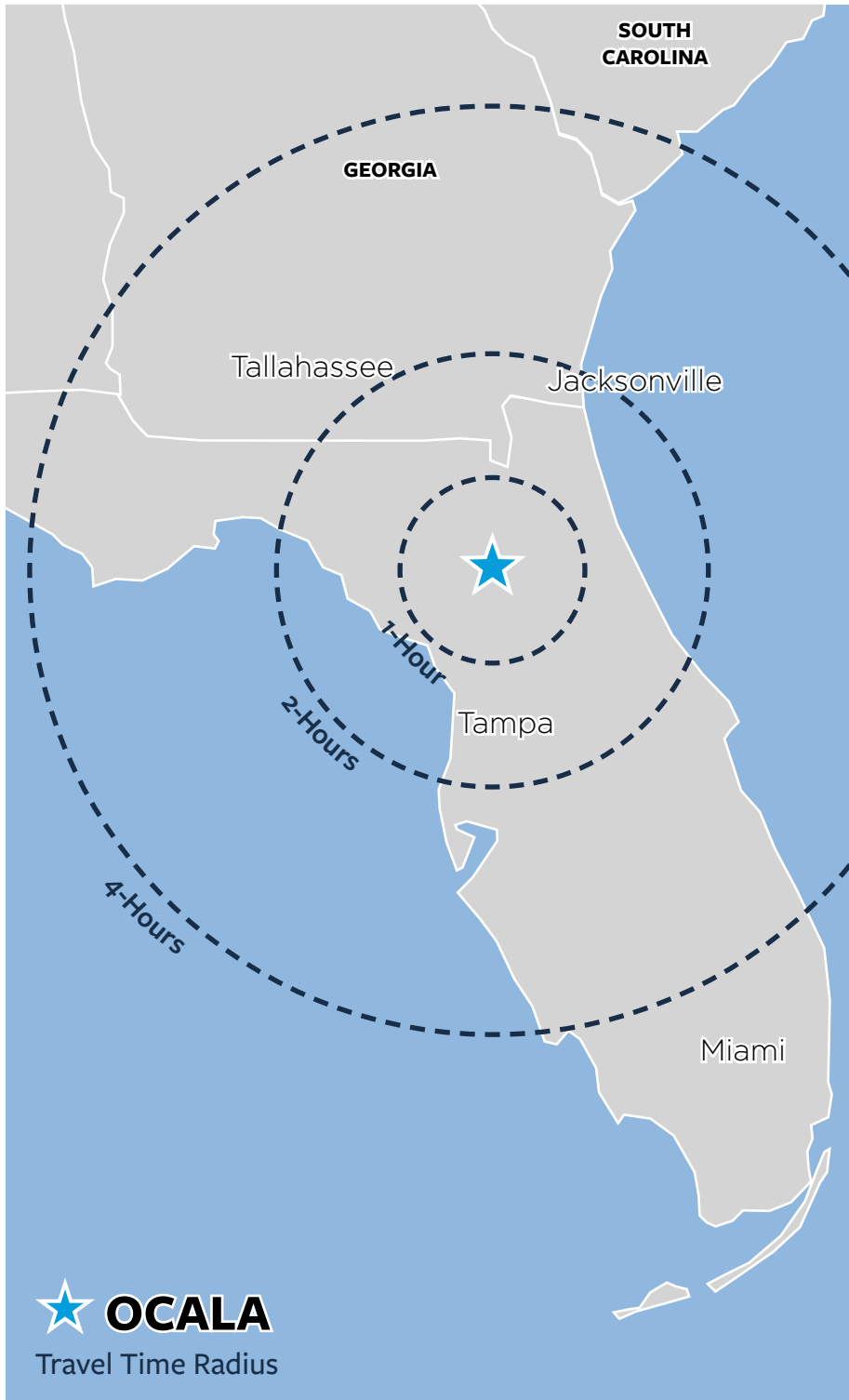
LOCATION HIGHLIGHTS

75 Industrial is a three building premier Class A industrial park with immediate frontage on I-75 and is prominently located in the logistics cluster within the Ocala MSA. Ocala has become a major industrial hub for investment and a preferred location for occupiers to serve customers throughout the state. The site is two miles off of Exit 354 and less than two hours from the Orlando and Tampa Bay markets to the south.

Household named companies are continuing to incorporate Ocala into their supply chains, with Fedex, Amazon and Autozone becoming the newest neighbors. The Ocala Metro market is home to approximately 200 manufacturers with more than 10,000 employees. Companies with large investments in the Ocala market can be found on the map above.

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 374,000 is a magnet for retirees and famous for thoroughbred horse farms.



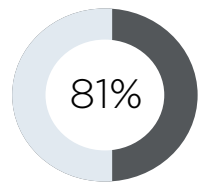
385,915
POPULATION



\$49,779
MEDIAN INCOME



52
MEDIAN AGE



81%
**OF FLORIDA
POPULATION**
(4-HOUR DRIVE TIME)

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