



OCALA SOUTH
LOGISTICS PARK AT FLORIDA CROSSROADS

251,388 SF AVAILABLE
Building I | **AVAILABLE NOW**

14130 SW 57th Avenue Road
Ocala, Florida 34473
www.ocalasouth.net



BUILDING I

FOR LEASE

UP TO 251,388 SF WITH 68 DOCK DOORS
2 DRIVE-IN DOORS, 247 CAR STALLS

DIVISIBLE TO 50,000 SF



FOR LEASING &
BUILD-TO-SUIT
INFORMATION:
CONTACT

RIAN SMITH
813.273.8487
Rian.Smith@CBRE.com

KRIS COURIER
813.273.8442
Kris.Courier@CBRE.com



BUILDING I CONSTRUCTION COMPLETE

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SITE PLAN
14130 SW 57th Avenue Road
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OSLP | BUILDING I

251,388 SF | Available Now

OSLP | BUILDING II

251,388 SF | Planned Development
Available for build-to-suit. Delivery in under 12-months.

OSLP | BUILDING III

295,666 SF | Planned Development
Available for build-to-suit. Delivery in under 12-months.

OSLP | BUILDING IV

555,652 SF | Planned Development
Available for build-to-suit. Delivery in under 12-months.

OCALA SOUTH LOGISTICS PARK OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE



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BUILDING SPECS
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BUILDING TYPE	Concrete Tilt Wall with bar joist & TPO roof
BUILDING SIZE	Approximately 251,388 square feet
BUILDING DIMENSIONS	220' deep x 1,134' wide
COLUMN SPACING	53'-4" deep x 54' wide typical; end bays vary, staging bays are 60' deep (11,952 GSF typical bay)
CLEAR HEIGHT	32'
ROOF	60 Mil TPO single-ply white membrane, mechanically fastened with: <ul style="list-style-type: none">• Slope 1/4" per foot• 22 gauge B-deck, welded• R-25 insulation for all roofing areas• 15-year manufacturer's warranty
BUILDING FLOOR SLAB	7" thick, 4,000 psi concrete typical floor flatness of FF 55 minimum. Floor levelness of FL 35 minimum
DRIVE-IN DOORS	Two (2) 14' x 16' drive-in doors
DOCK DOORS & EQUIPMENT	Sixty-seven (67) dock-high doors — 28 are equipped with Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
ELECTRICAL SERVICE	4,000 Amp, 480V
WAREHOUSE LIGHTING	30' candle, LED motion sensor lights (1 fixture per 1,300 SF)
FIRE PROTECTION SYSTEM	ESFR K-17, operating at 25 psi K-16.8 @ 52 psi
CAR PARKING	247 car stalls (0.99/1,000)



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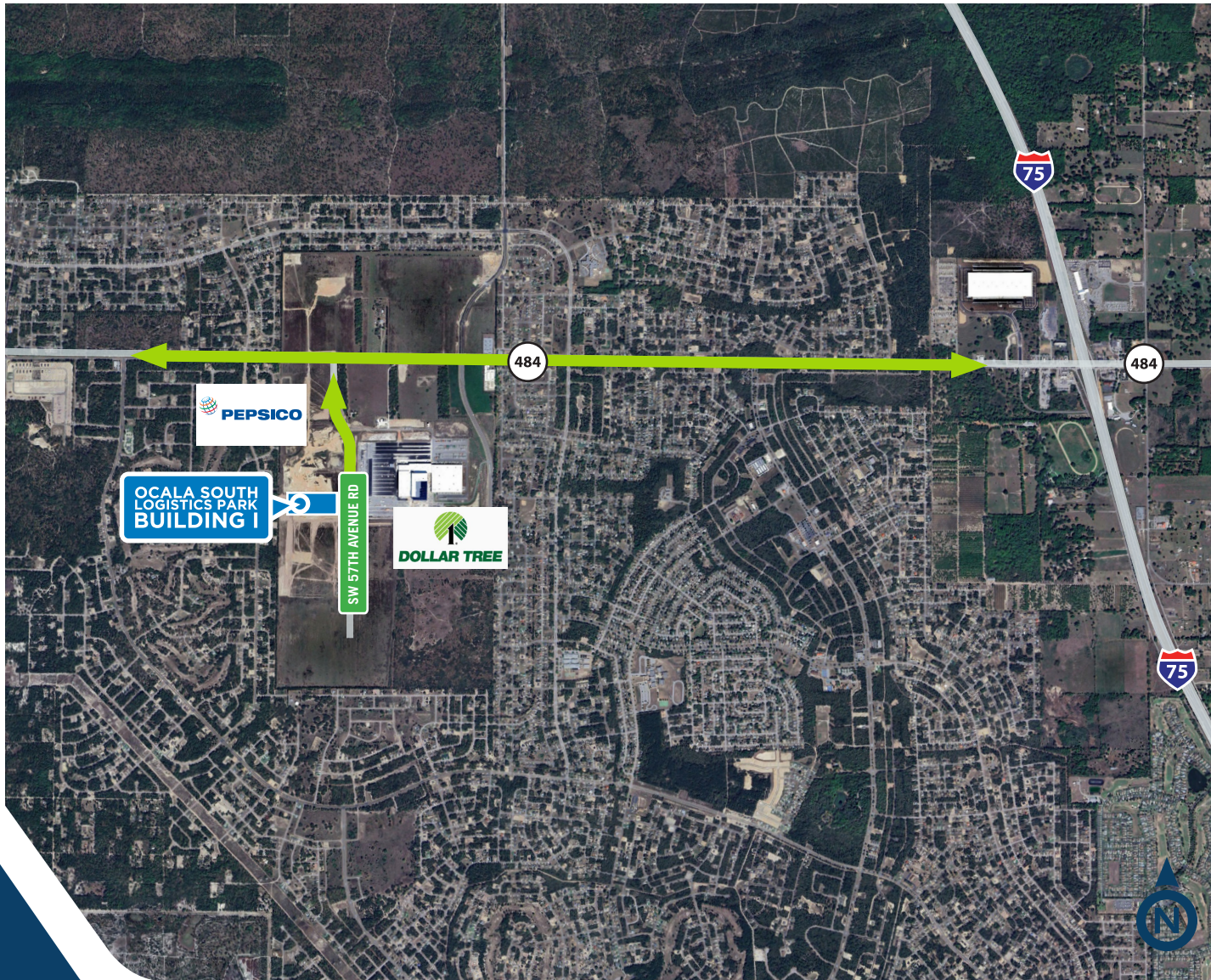
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AREA MAP

14130 SW 57th Avenue Road

Ocala, Florida 34473

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LOCATIONAL ADVANTAGES

The Ocala South Logistics Park Building I is strategically located in Ocala's master planned Florida Crossroads Commerce Park, just three miles from I-75. Centered among the metropolitan areas of Jacksonville, Orlando and Tampa, all within a one to two-hour drive. Four major trucking arteries in the State of Florida – I-75, Florida Turnpike, US 301, US 27, I-95 and I-4 resulting in 70% of all truck traffic in Florida traveling past the Ocala South Logistics Park.

3.4 MILES
I-75 - EXIT 341
ON/OFF RAMP

0.7 MILES
FL HIGHWAY 484
INTERSECTION

6.4 MILES
FL STATE ROAD 200
INTERSECTION

16.8 MILES
FLORIDA'S TURNPIKE

67 MILES
ORLANDO, FL

84 MILES
TAMPA, FL

121 MILES
JACKSONVILLE, FL

377 MILES
ATLANTA, GA



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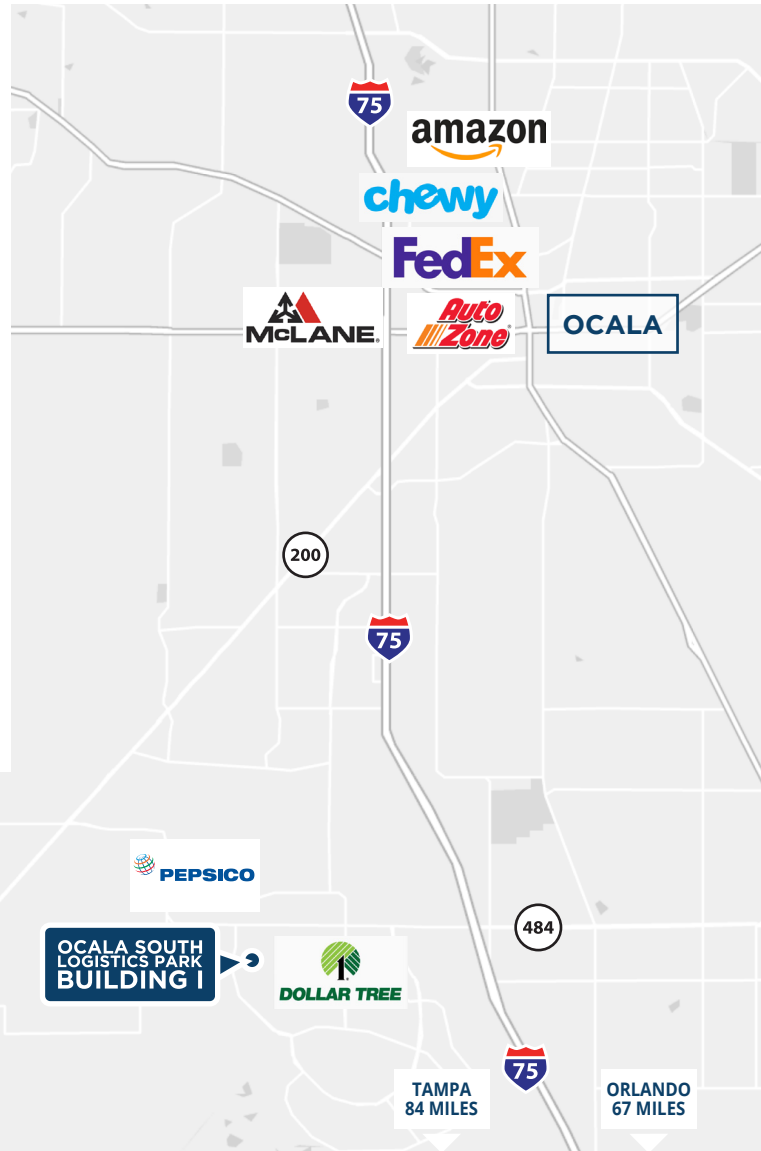
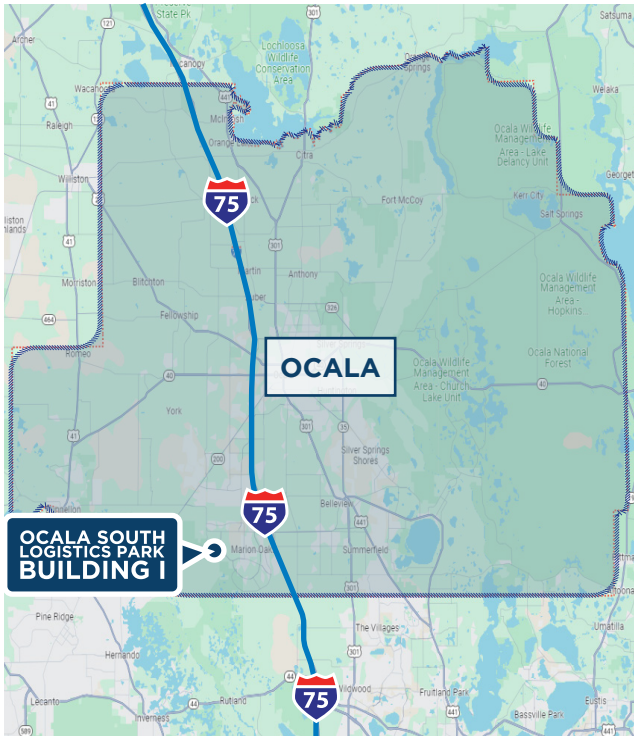
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LOCATION MAP

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OCALA IS RANKED AMONG THE TOP METROS IN THE US

- ◆ Top 20 of all Metros for Manufacturing Output Growth
- ◆ Top 20 of all Metros for Manufacturing Employment Growth
- ◆ 10th Fastest Growing (rate)
- ◆ 48th Fastest Growing (quantity)
- ◆ US News & World Report 2022 Best Places Lists
 - #4 Safest Places to Live
 - #6 Fastest Growing Metro
 - #6 Best Places to Retire
 - #16 Small Metros/#58 Overall

OCALA'S STRATEGIC LOCATION REACHES 34 MILLION RESIDENTS

39% GREATER POPULATION REACH THAN THE I-4 CORRIDOR

BETTER LABOR DYNAMICS

- ◆ 7.6% lower labor costs than the I-4 corridor

70% OF ALL TRUCK TRAFFIC IN FLORIDA TRAVELS ON I-75 IN OCALA



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1-DAY
SHIPPING TO
65M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



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