

±16.16 AC
LAND
FOR SALE

CBRE

2000 NE 19th Ave

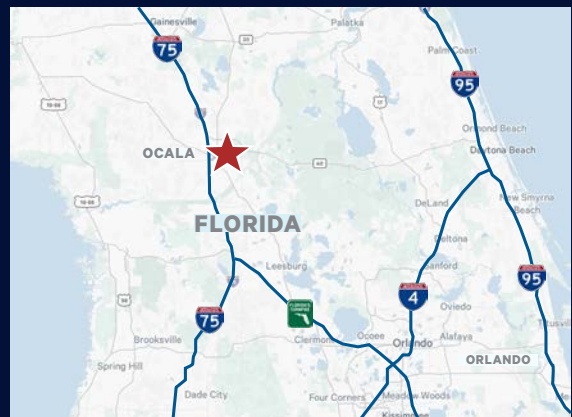
OCALA, FL 34470



±16.16 AC Manufacturing/Industrial Land

PROPERTY HIGHLIGHTS

- ▶ ±16.16 AC manufacturing/industrial site with available rail spur for sale in Ocala, FL
- ▶ Conceptual plans for 100K+ SF manufacturing building, multiple acres of IOS and rail spur available
- ▶ Site located 5 miles east of I-75 (11-Min Drive Time)
- ▶ The site offers a turnkey path for users or developers targeting the Central Florida industrial market.



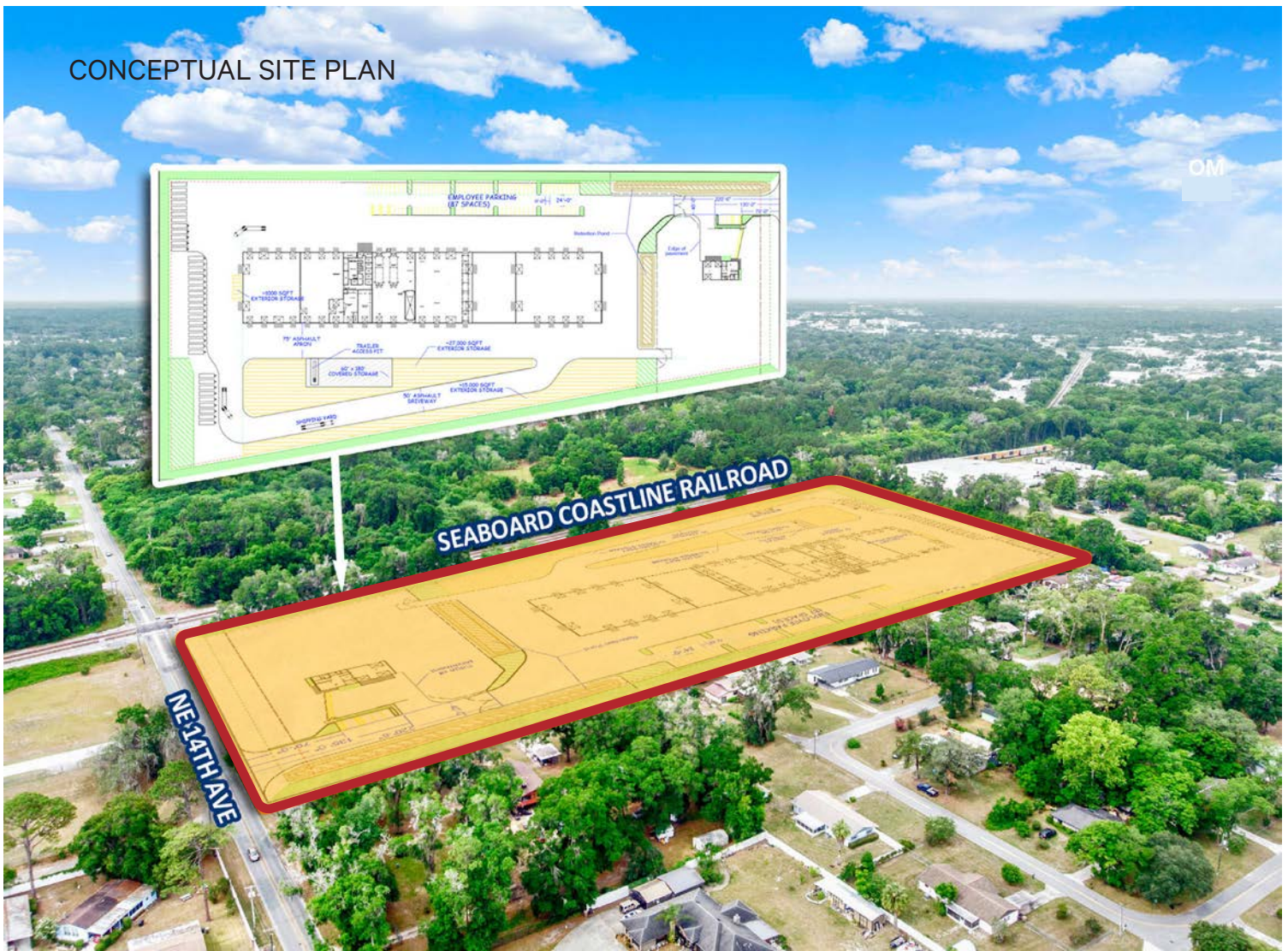
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CONCEPTUAL SITE PLAN



PROJECT SUMMARY

MANUFACTURING SITE WITH RAIL ACCESS

PROPERTY DETAILS

- CSX rail-adjacent with concept plans for a $\pm 112,500$ SF industrial facility and rail spur.
- Positioned just 5 Miles from I-75 and 2 Miles from US-301.
- High flexibility for manufacturing, fabrication, logistics, or trailer and equipment operations.
- M2 Zoning (Medium Industrial)

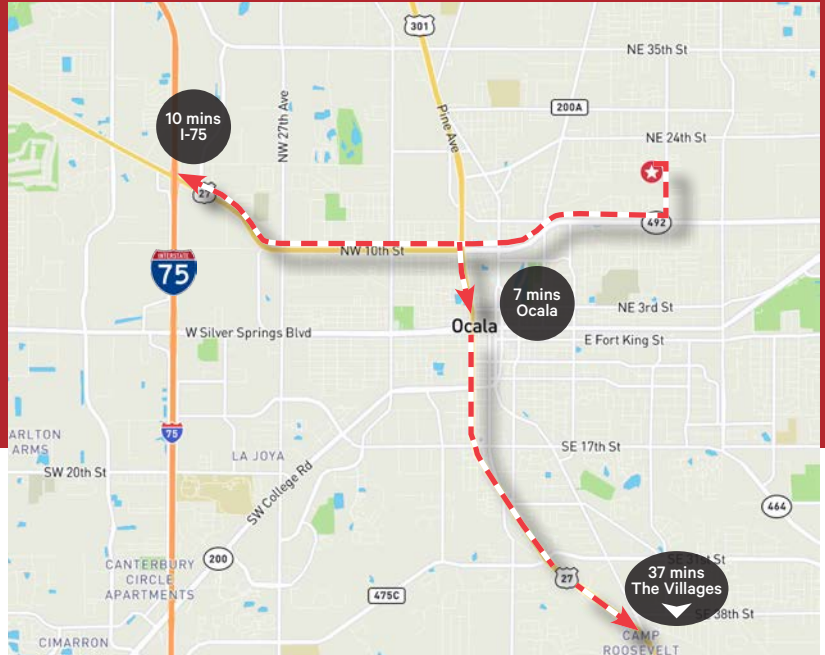
CONCEPTUAL PLAN INCLUDES

- Pre-engineered metal building (PEMB) with 22' eave heights, multiple 14' and 20' roll-up doors, extensive power, and $\pm 27,000$ SF of covered storage.
- Interior: executive offices, conference rooms, restrooms, reception area, and workspaces.
- The property has significant yard space, 87 parking stalls, and strategic site circulation for trailers and shipping.



WHY OCALA?

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.



5-MILE POPULATION
136,467



5-YR POP. INCREASE
1.4%



5-MILE HH INCOME
\$56,297



5-MILE EMPLOYEES
33,539





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