

FOR SALE OR LEASE

CBRE

±200 AC + Rail Access | \$75,000,000

6045 SE 83RD STREET | OCALA, FL 34472

# Ocala Manufacturing and Distribution Center



200,000-450,000 SF | RAIL-SERVED INDUSTRIAL WAREHOUSE | IDEAL FOR MULTI-STATE DISTRIBUTION



SF Bulk Storage  
**650K**



Available Space  
**500K**

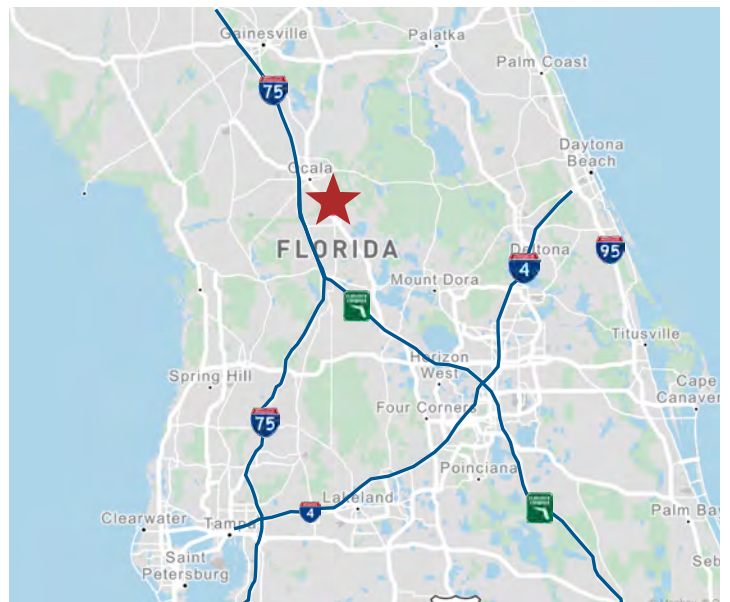


Dock Doors  
**94**



Clear Height  
**28'-30'**

Ocala Manufacturing and Distribution Center is a four building industrial property totaling 732,742± square feet and has 100± developable acres. The total 200± acre site is offers exceptional multi-modal access to the southeastern U.S. market via Interstate 75. Ocala offers a thriving and diverse workforce. Ocala Distribution Center is located close to Interstate-75 and US highways 301, 441 and 27, which provide immediate access to all parts of Florida and the interstate system. This Facility is located on County Road 35 (SE 58th Ave/ Baseline Rd.), 11 miles from Exit 341 off Interstate-75.



For more information, contact:

**David Murphy**

Vice Chairman  
+1 407 404 5020  
[david.murphy@cbre.com](mailto:david.murphy@cbre.com)

**Monica Wonus**

Executive Vice President  
+1 407 489 8753  
[monica.wonus@cbre.com](mailto:monica.wonus@cbre.com)

**Jeff Gray**

Vice President  
+1 407 506 6016  
[jeff.gray1@cbre.com](mailto:jeff.gray1@cbre.com)

**Gaby Gissy**

Associate  
+1 407 404 5012  
[gaby.gissy@cbre.com](mailto:gaby.gissy@cbre.com)

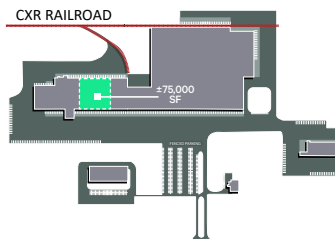
CBRE



## SITE PLAN CONFIGURATIONS:

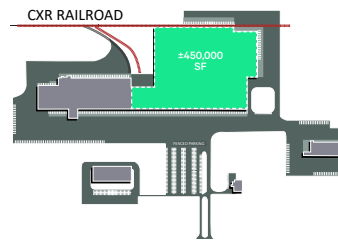
OPTION 1:

# 75K SF



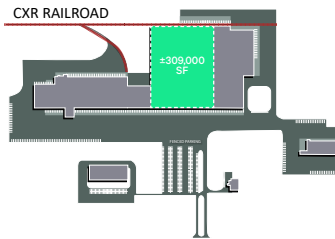
OPTION 2:

# 450K SF



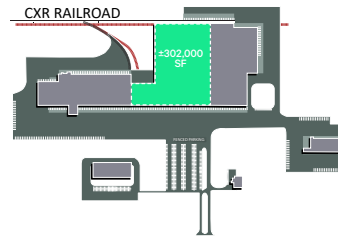
OPTION 3:

# 309K SF



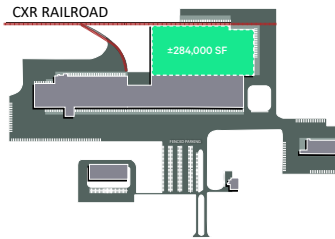
OPTION 4:

# 302K SF



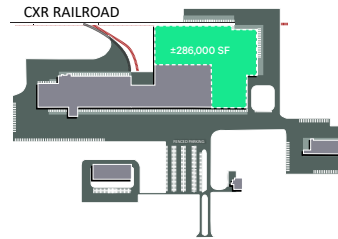
OPTION 5:

# 284K SF



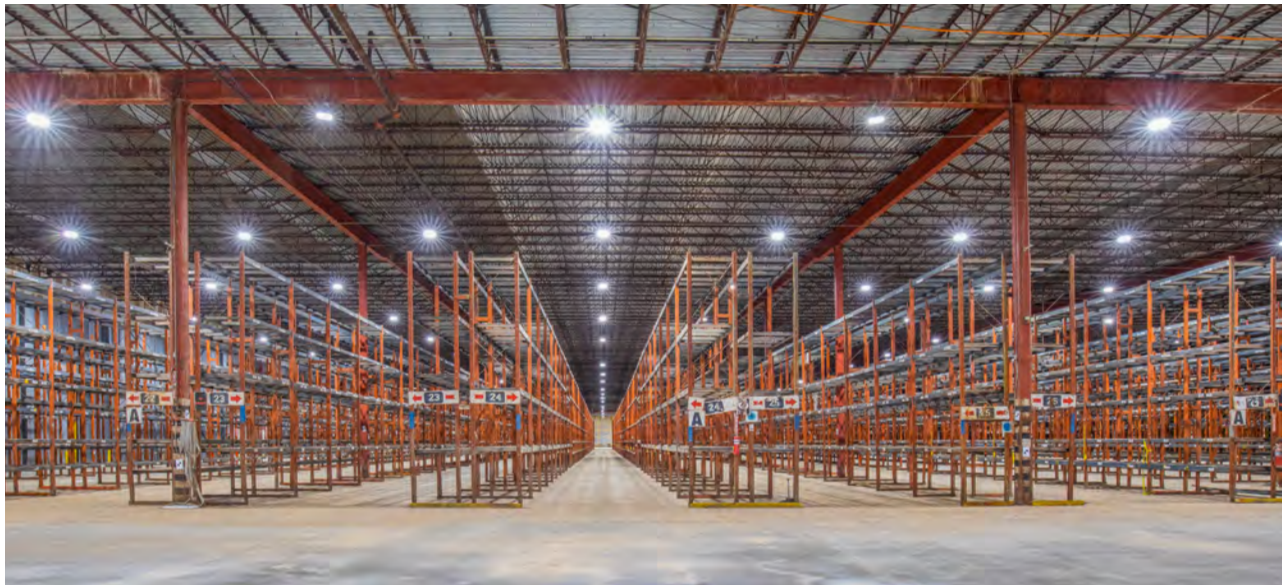
OPTION 6:

# 286K SF



## WAREHOUSE SPECS

TOTAL AVAILABLE	500,000 SF
TOTAL ACRES	±200 Acres
CLEAR HEIGHT	28'-30'
FLOOR	6" Thick
WALLS	8" Concrete Tilt-Up
COLUMN SPACE	40' x 60' (Building 1)
DOCK DOORS	[94] dock-high doors w/ Kelley mechanical door levelers, 16,468 SF loading dock, shelter seals, collards, canopy lights, and concrete truck court
UTILITIES	+ Progressive Electric Co + (2) Domestic Water Wells On Site + Teco Gas Co
ZONING	B5 (Heavy Business)
CRANES	[2] 3-ton ceiling mounted w/ travel motors
PARKING	450 + Parking Stalls / Trailer Storage and Spotting
LIGHTING	Mercury Vapor & Halide - 400 Watts
POWER	(2) 4,000 Amp 480/277 Volt, 3-Phase
SPRINKLER	Wet, Class IV
RAIL ACCESS	Rail service is available via Florida Northern Railroad from CSX Railroad Corridor w/ own switch and 2 tracks into the property
UTILITIES DETAILS	200,000 CPD Capacity Sewer Plant With Percolation Ponds On Site. City Water And Sewer Lines Along Front of Property Also Available.



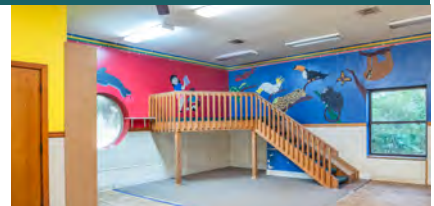
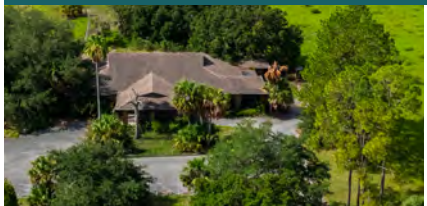
**Rail-Served Warehouse 500K SF Available with Office Space**



**Maintenance Building 19,904 SF (2) Roll Up Doors**



**Day Care Center - 5,003 SF**



**School - 34,382 SF**

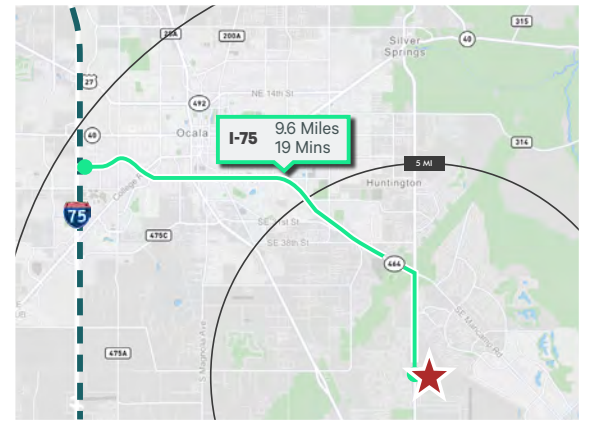
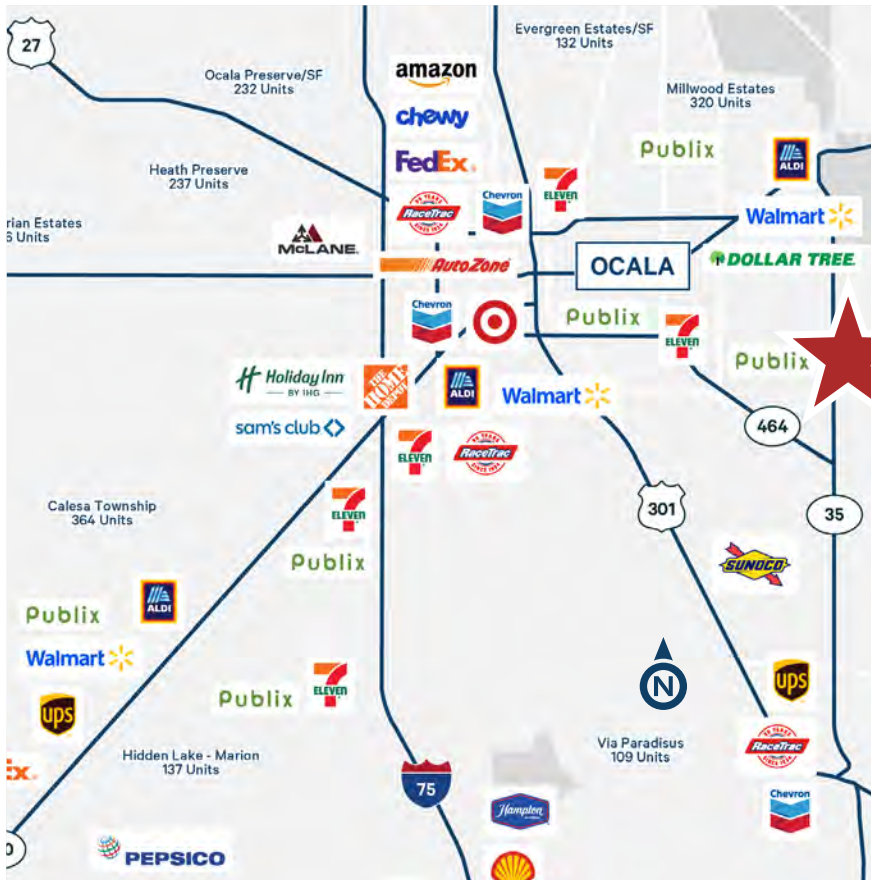
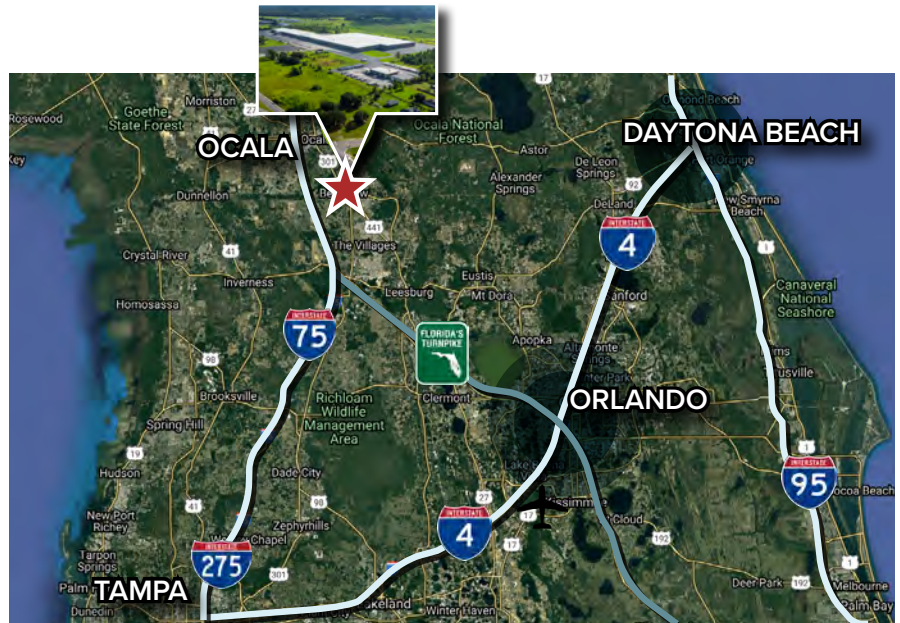


# Ocala, Florida: The Smart Choice for Logistics & Distribution!

Maximize your reach and minimize your logistics costs in Ocala, Florida. Strategically positioned at the intersection of key highways (I-75, US-301, 441, 27) and with direct rail access via the Florida Northern Railroad, Ocala offers unparalleled transportation efficiency. Easily reach the entire state of Florida and beyond! Located just 11 miles from I-75, the Ocala Distribution Center provides seamless access to a network that includes four of Florida's six major trucking arteries, accounting for 70% of all truck traffic. Capitalize on Ocala's thriving industrial market and secure your competitive advantage.

## KEY DISTANCES

- Tampa.....1.37 Hours / 94 Miles
- Orlando.....1.18 Hours / 68 Miles
- Daytona Beach....1.45 Hours / 78 Miles
- Jacksonville.....2.7 Hours / 111 Miles



## DEMOGRAPHICS 2024 (50 MILES)

- TOTAL POPULATION  
1,418,606
- POPULATION 5 YEAR PROJECTION  
1,547,706
- EMPLOYEES  
464,151
- MEDIAN WAGE  
\$15.95 - \$23.07
- BUSINESSES  
43,453

**David Murphy**  
Vice Chairman  
+1 407 404 5020  
[david.murphy@cbre.com](mailto:david.murphy@cbre.com)

**Monica Wonus**  
Executive Vice President  
+1 407 489 8753  
[monica.wonus@cbre.com](mailto:monica.wonus@cbre.com)

**Jeff Gray**  
Vice President  
+1 407 506 6016  
[jeff.gray1@cbre.com](mailto:jeff.gray1@cbre.com)

**Gaby Cissy**  
Associate  
+1 407 404 5012  
[gaby.gissy@cbre.com](mailto:gaby.gissy@cbre.com)

