

# OCALA SOUTH LOGISTICS PARK | BUILDING I

251,388 SF - NOW AVAILABLE

OCALASOUTH.NET

14130 SW 57th Avenue Road

Ocala, Florida 34473

14130

## 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

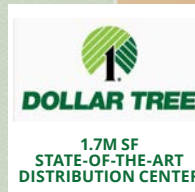
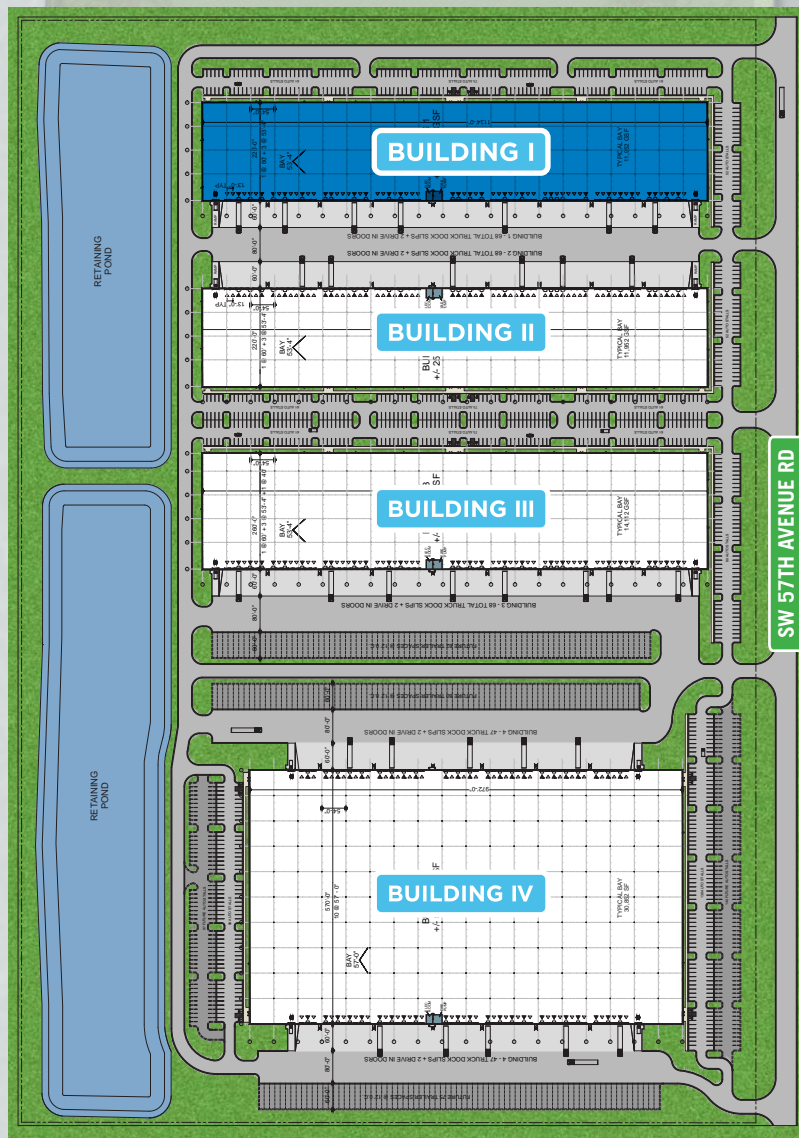
**CBRE**

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SITE PLAN

14130 SW 57th Avenue Road  
Ocala, Florida 34473



## OSLP | BUILDING I

251,388 SF | Available

## OSLP | BUILDING II

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

## OSLP | BUILDING III

294,840 SF | Planned Development  
*Available for build-to-suit. Delivery in <12 months.*

## OSLP | BUILDING IV

554,040 SF | Planned Development  
*Available for build-to-suit. Delivery in <12 months.*

## OCALA SOUTH LOGISTICS PARK OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE



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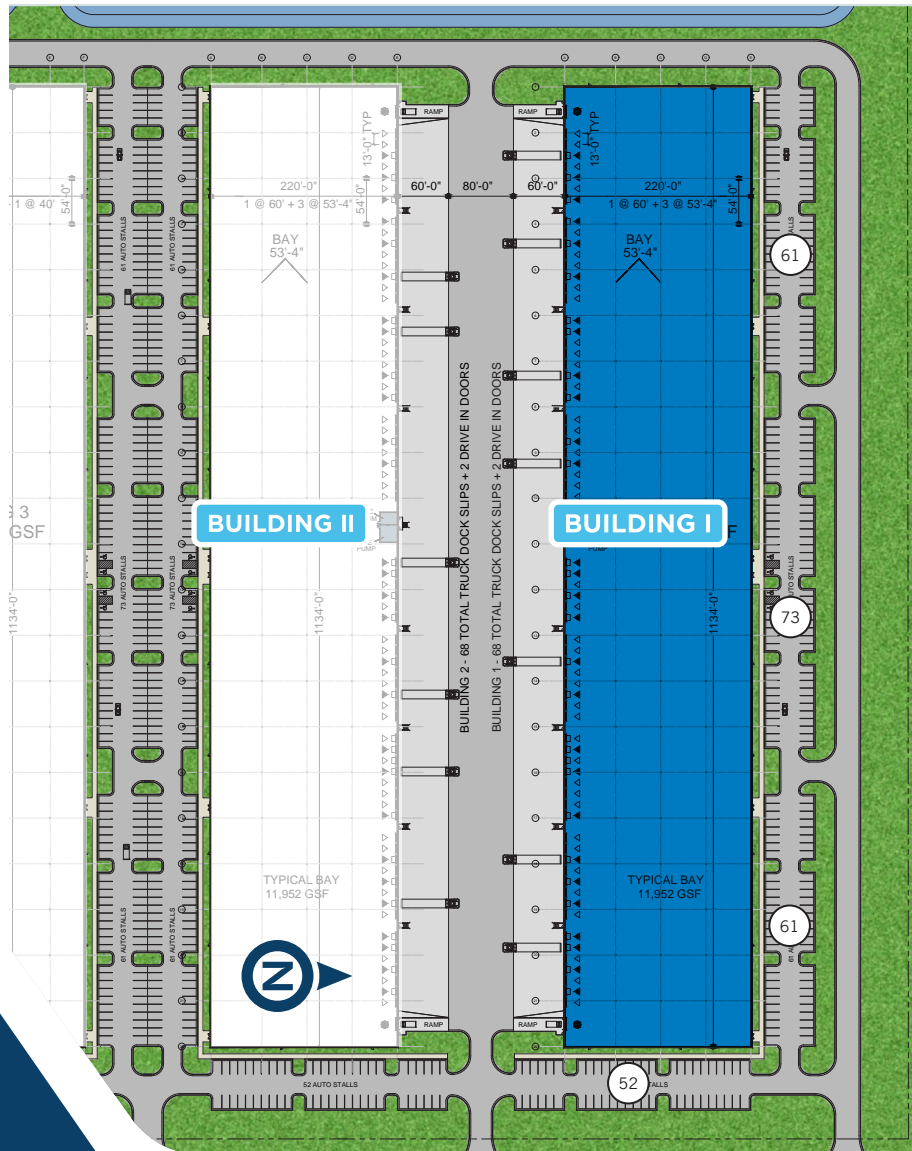
# OCALA SOUTH LOGISTICS PARK | BUILDING I

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BUILDING SPECS

14130 SW 57th Avenue Road

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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:

- 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** LED, motion sensor fixtures

**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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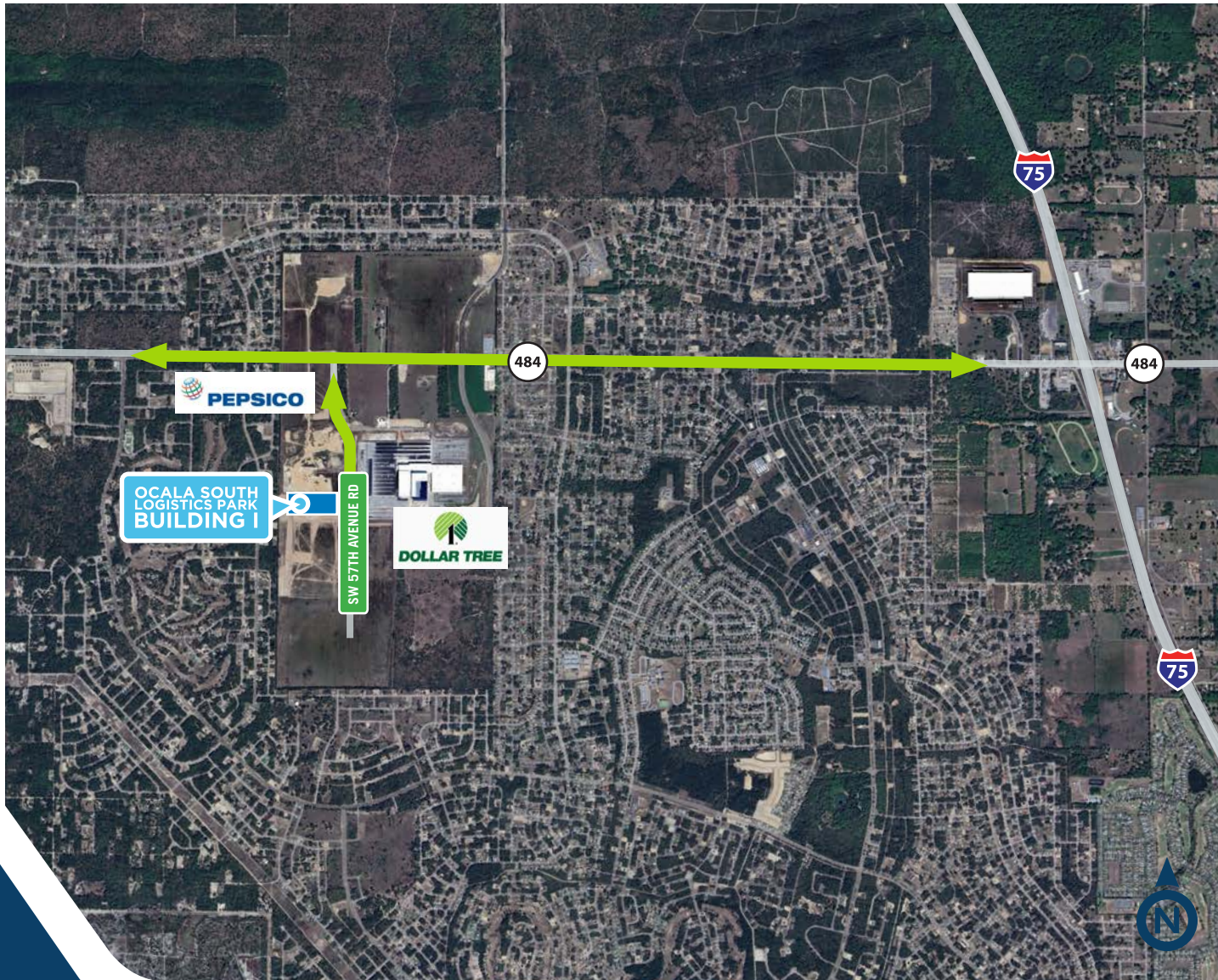


# OCALA SOUTH LOGISTICS PARK | BUILDING I

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AREA MAP

14130 SW 57th Avenue Road  
Ocala, Florida 34473



## 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 of Florida's six major trucking arteries (I-75, Florida Turnpike, US 301, and US 27) cut across central Florida, bringing 70% of all truck traffic in the state through Ocala.

**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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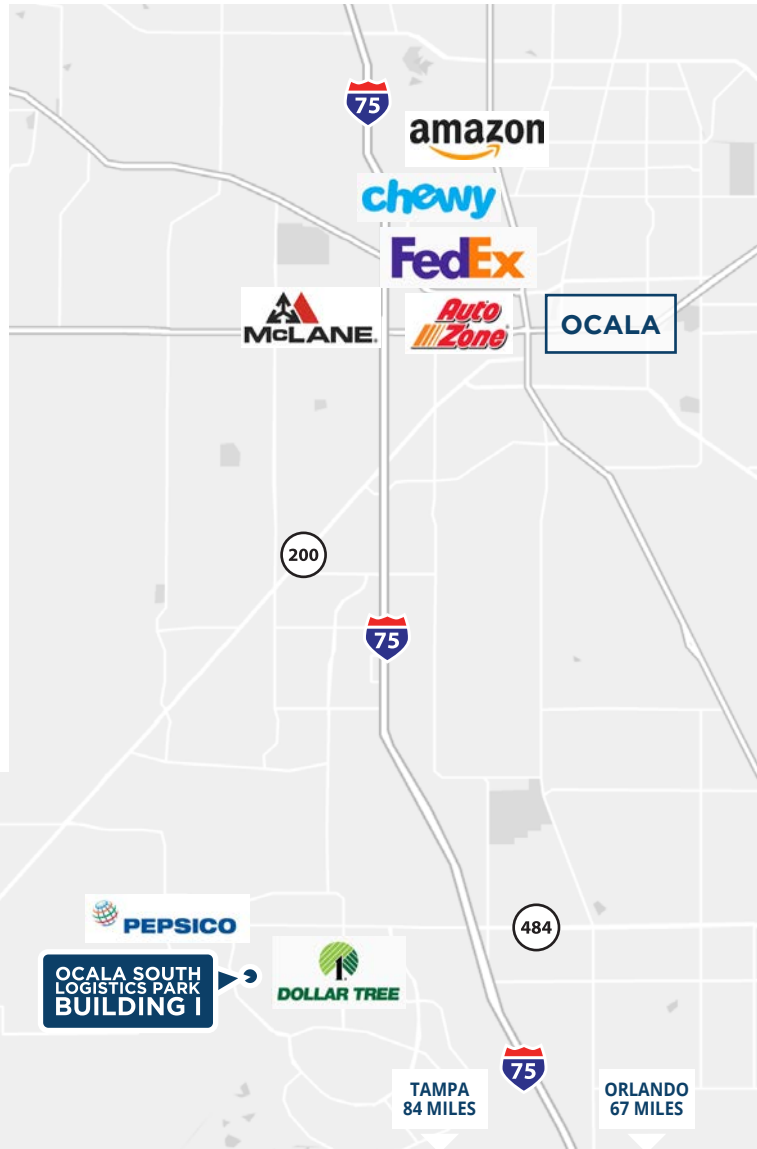
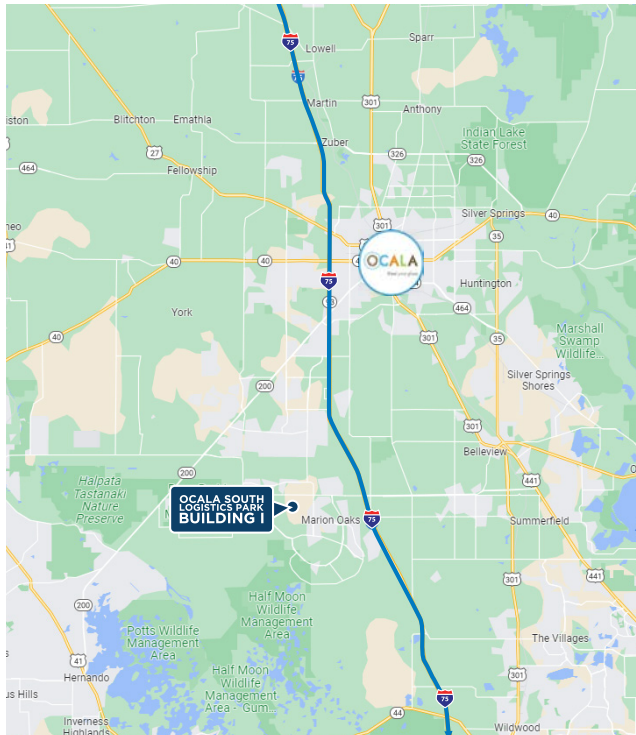
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LOCATION MAP

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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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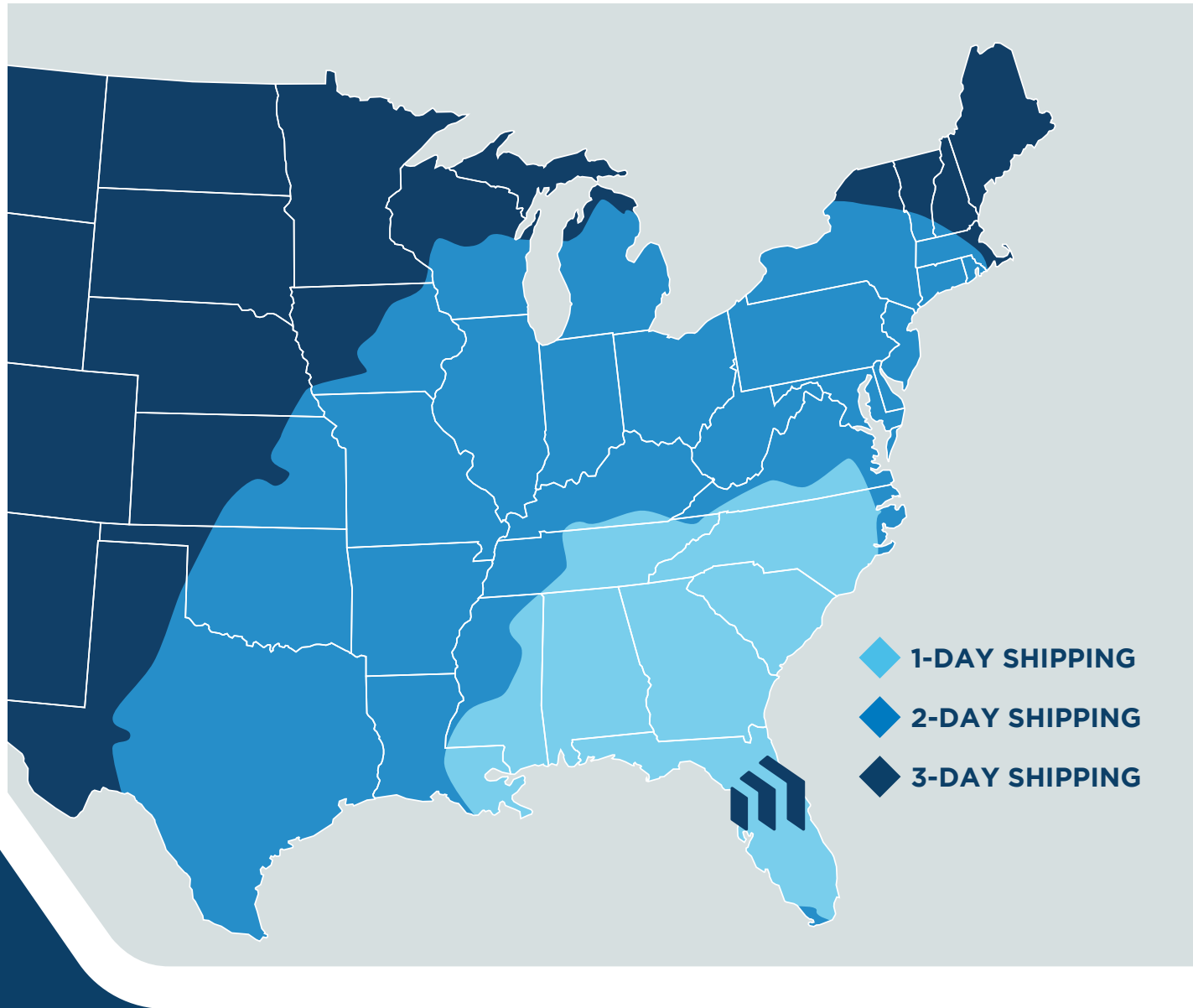
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**1-DAY**  
SHIPPING TO  
**65M**  
CONSUMERS

**2-DAY**  
SHIPPING TO  
**230M**  
CONSUMERS



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