

FLORIDA CROSSROADS

logistics center

FOR LEASE

**1,085,280 SF OF CLASS-A INDUSTRIAL SPACE
LOCATED OFF I-75 AND US 27 IN OCALA, FL**

FLORIDACROSSROADSLOGISTICSCENTER.COM



**CUSHMAN &
WAKEFIELD**



INDUSTRIAL TRUST

KEY SPECS



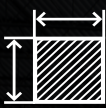
[CLICK HERE FOR DETAILED BUILDING SPECS](#)



40'
CLEAR HEIGHT



50' X 56'
COLUMN SPACING



570' X 1904'
BUILDING DEPTH

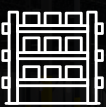


393
TRAILER PARKING



[OFFICE PLAN](#)

210 (9'X10')
DOCK DOORS

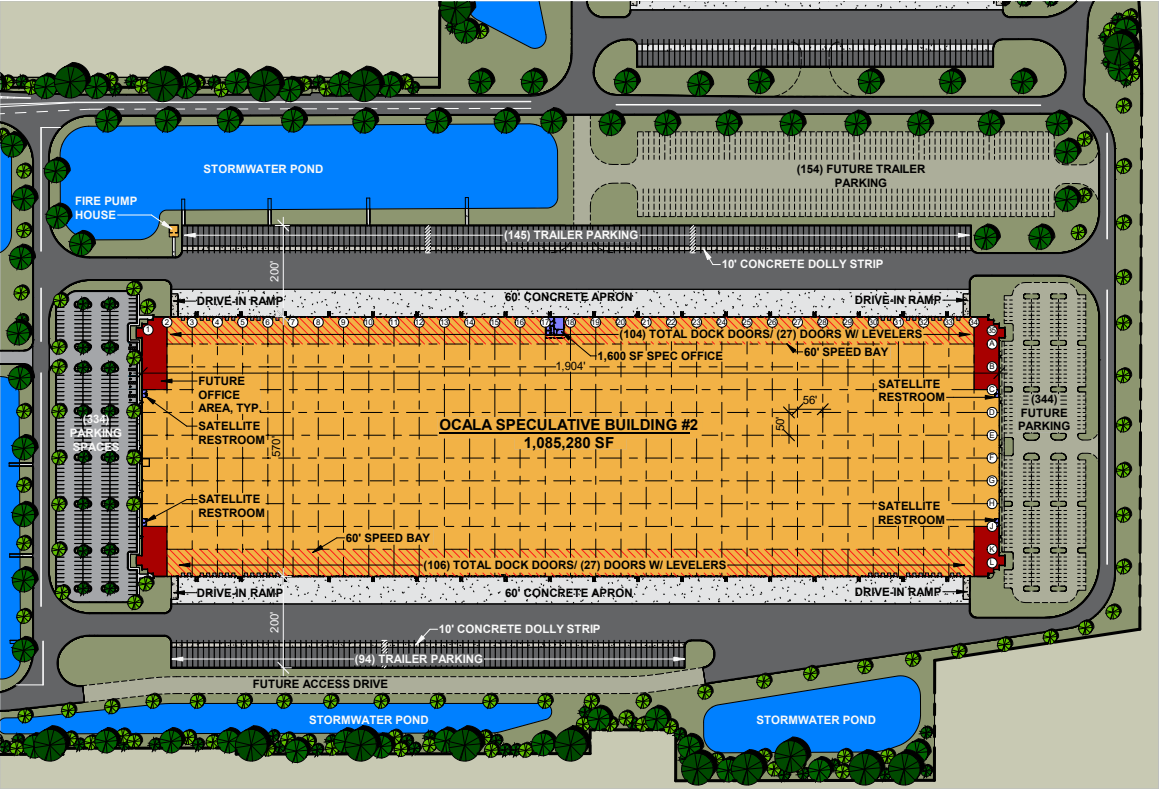


4 (12'2"X14')
DRIVE-IN DOORS



36K LUMEN
LED LIGHTS






DIVISIBLE TO 542,640 SF



SITE PLAN

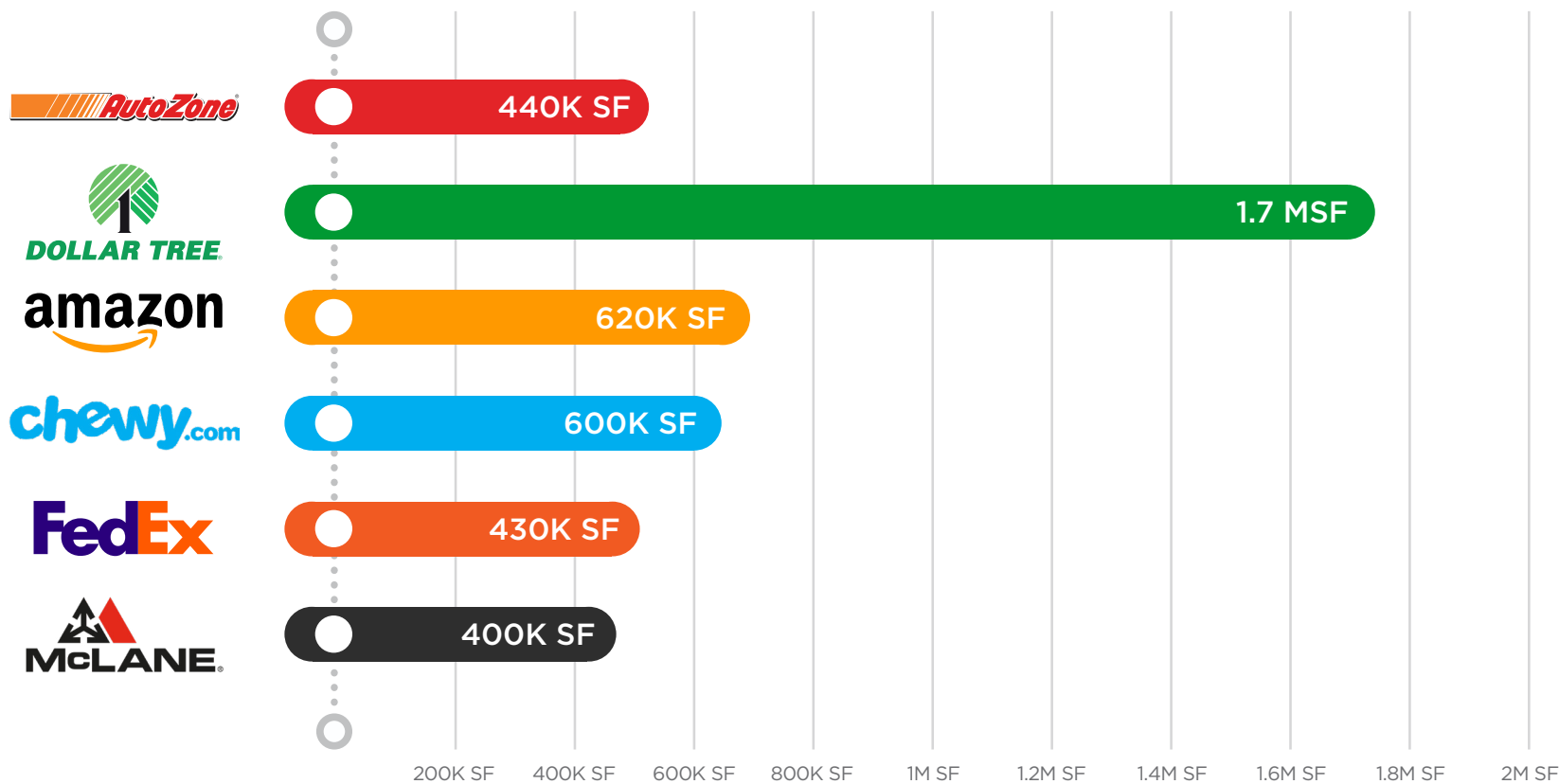


DEMOGRAPHICS

	1-Hour	2 hours	4 hours	8 hours
 Population	1,248,153	9,600,609	17,566,729	46,081,625
 Households	521,472	3,743,747	6,956,012	17,779,349
 Average Household Income	\$66,410	\$77,015	\$79,477	\$80,257
 Businesses	39,438	362,379	696,145	1,774,079
 Employees	409,552	3,771,130	7,071,421	18,952,228

OCALA AREA INFO

LARGE NATIONAL USERS DISCOVER THE SUPERIOR LOGISTICS AND LABOR BENEFITS OF OCALA



OCALA'S STRATEGIC LOCATION REACHES 34 MILLION RESIDENTS

This is a 39% greater population reach than the I-4 corridor.



LOGISTICAL ADVANTAGES

39% greater population served than Orlando, Tampa or Lakeland



LOWER OPERATING COSTS

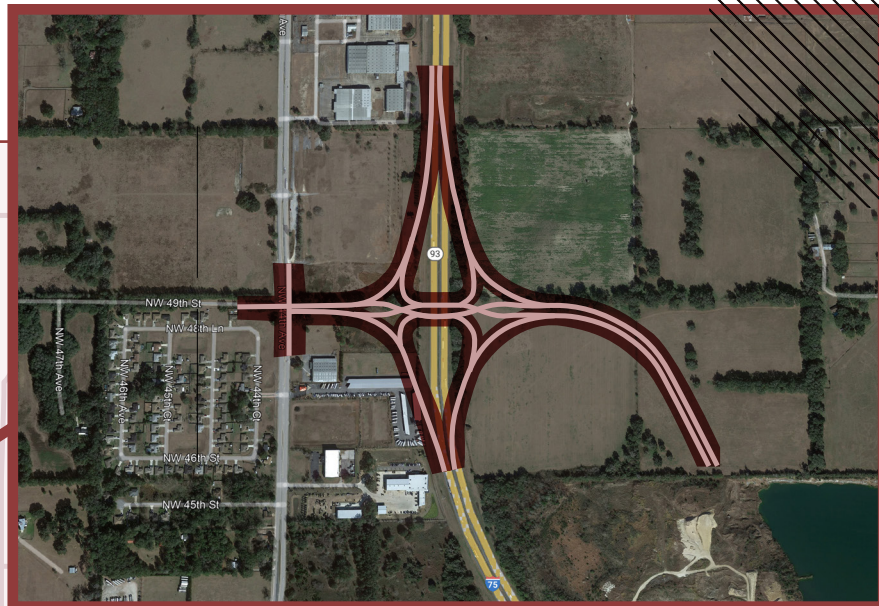
Rents are 28% lower in Ocala than the I-4 Corridor



BETTER LABOR DYNAMICS

7.6% lower labor costs than the I-4 Corridor

LOCATION HIGHLIGHTS



New I-75 Interchange (completion 2025)



74,000
average annual daily traffic on I - 75



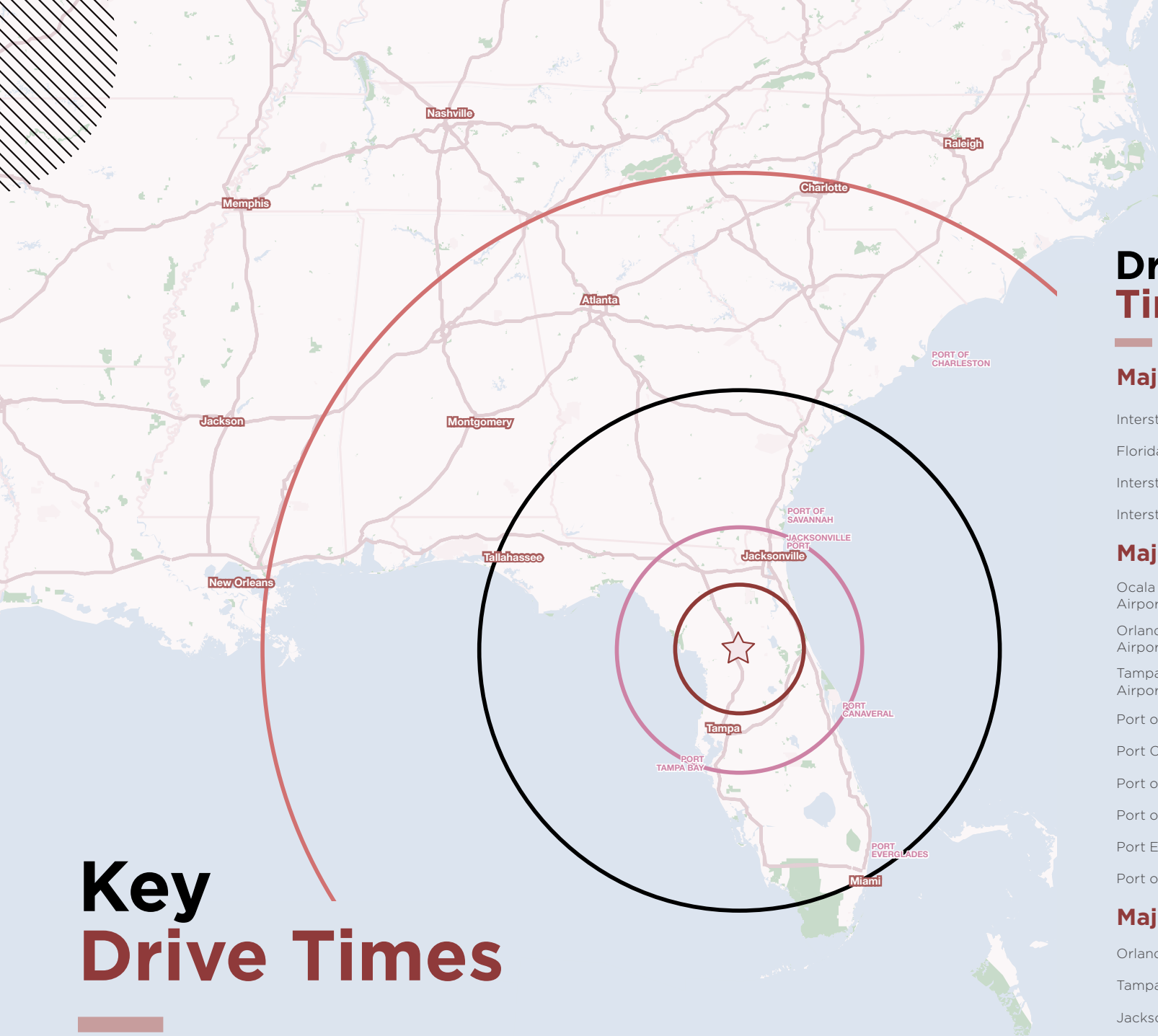
46+ MILLION
people within an 8 hour drive



within **6 HOURS**
of the southeast's 6 major ports



+14.2%
growth in warehouse labor force by 2033



Key Drive Times

60 Minutes 120 Minutes 240 Minutes 480 Minutes

Drive Times

Major Highways

Interstate 75	4 min	1.7 miles
Florida's Turnpike	25 min	27.3 miles
Interstate 4	1.25 hrs	79.3 miles
Interstate 95	1.5 hrs	76.4 miles

Major Transportation Hubs

Ocala International Airport	12 mins	6.4 miles
Orlando International Airport	1.25 hrs	88.4 miles
Tampa International Airport	1.5 hrs	104 miles
Port of Tampa	1.5 hrs	102 miles
Port Canaveral	2 hrs	133 miles
Port of Jacksonville	2 hrs	106 miles
Port of Savannah	3.75 hrs	238 miles
Port Everglades	4 hrs	287 miles
Port of Charleston	5.5 hrs	340 miles

Major Cities

Orlando	1.25 hrs	79.6 miles
Tampa	1.5 hrs	97.4 miles
Jacksonville	1.75 hrs	102 miles
Miami	4.5 hrs	307 miles
Atlanta, GA	5.15 hrs	360 miles



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