# TRAILHEAD

226,800 – 943,426 SF FOR LEASE (COMPLETED BUILDING)

10 – 216 DEVELOPABLE ACRES FOR SALE OR LEASE



AVAILABLE FOR IMMEDIATE OCCUPANCY







# SITE CONFIGURATION & ACCESS

#### **PROPERTY FEATURES**

Trailhead Logistics Park is located at the I-75/Hwy 484 interchange in Ocala, FL, Trailhead features excellent visibility and access to both I-75 and Hwy 484. This strategic location maximizes employee acquisition in this labor rich market and provides unparalleled same-day distribution access to many key submarkets.



HIGH CAR/TRAILER PARKING RATIO



SIGNALIZED



PROMINENT I-75 SIGNAGE



I-75 VISIBILITY& ACCESS-1 MILE



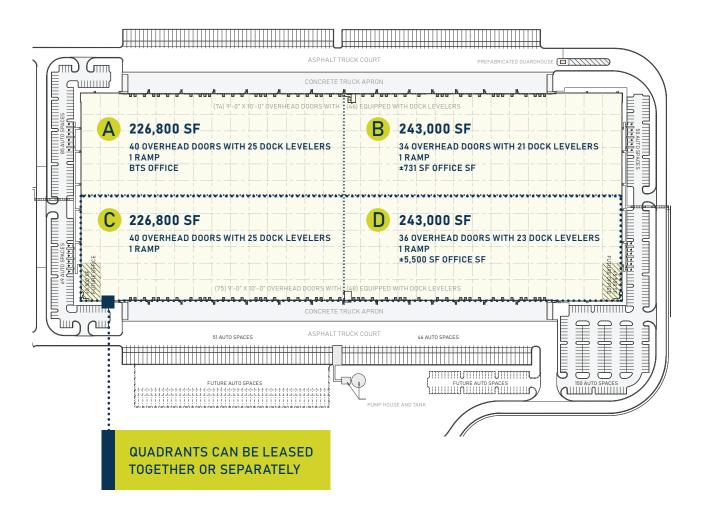
## **BUILDING ONE** FOR LEASE

#### ASKING RATE: WITHHELD

#### **OPERATING EXPENSES: \$1.95 PSF**

TOTAL SF	943,426 SF
SITE SIZE	64.26 AC ROOF
CLEAR HEIGHT	40'
TOTAL DOCKS	149 DOORS (94 LEVELERS)
TOTAL DRIVE-IN	4 DOORS
TRUCK COURT	185'
SPRINKLERS	ESFR
PARKING RATIO	0.5/1,000 (468 SPACES)

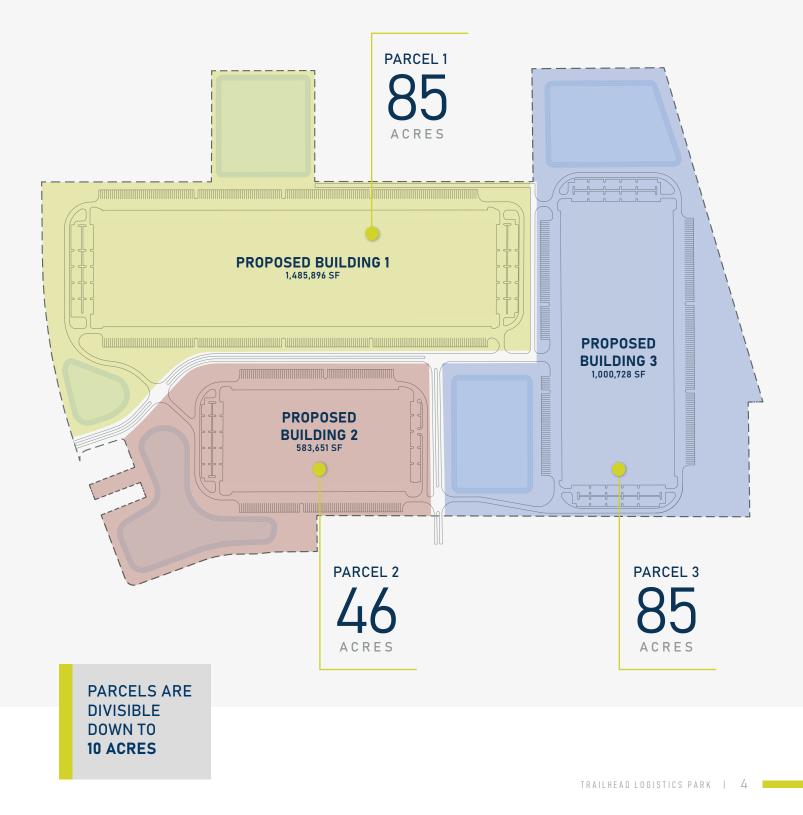
CONFIGURATION	CROSS DOCK
TRAILER STALLS	243 STALLS (47 FUTURE STALLS)
CONSTRUCTION	TILT WALL
COLUMN SPACING	54' X 48' 60' SPEED BAYS
BUILDING DIMENSION	600' X 1,572'
BUILDING SLAB	8" REINFORCED CONCRETE



## 10 - 216 ACRES 3 PARCELS

226,800 UP TO 1,485,896 SF

FOR SALE OR LEASE



## 10 - 216 ACRES BUILD-TO-SUIT

PARCEL 3

ACRES

226,800 UP TO 1,485,896 SF

Wawa

COMPARENCE STORE S

FOR SALE OR LEASE

BUILDING ONE 943,426 SF

PARCEL 1

ACRES

PARCELS ARE DIVISIBLE DOWN TO **10 ACRES** 

75

PARCEL 2

ACRES



#### Trailhead Logistics Park is a state-of-the-art bulk industrial development,

which is uniquely positioned in Ocala, Florida. Ocala has emerged as a regional distribution hub for a variety of users due to its connectivity with key Florida markets, as well as its proximity to I-75 which is a key thoroughfare servicing majority of the inbound freight consumed within the state of Florida.

Trailhead Logistics Park provides immediate access to I-75, highway visibility, and is in close proximity to the Florida Turnpike; providing access to nearly 18 million consumers within a 4-hour drive-time. With the robust population growth throughout the state, Trailhead Logistics Park provides a compelling alternative to the I-4 corridor for users seeking to locate regional distribution, and manufacturing facilities within Central Florida.

### OCALA LOGISTICS HUB

Major companies are continuing to incorporate Ocala into their supply chains, with Amazon and Costco becoming the newest neighbors. Ocala is already home to over 23 million square feet of industrial space, with over 24,700 employed in the distribution, supply chain and logistics businesses.





#### CONTACT

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