

# FLORIDA CROSSROADS logistics center

## For Lease

- 1,085,280 s.f. of Class A Industrial Space Available
- Located off I-75 and US 27 in Ocala, FL

[fcrossroadslogistics.com](http://fcrossroadslogistics.com)

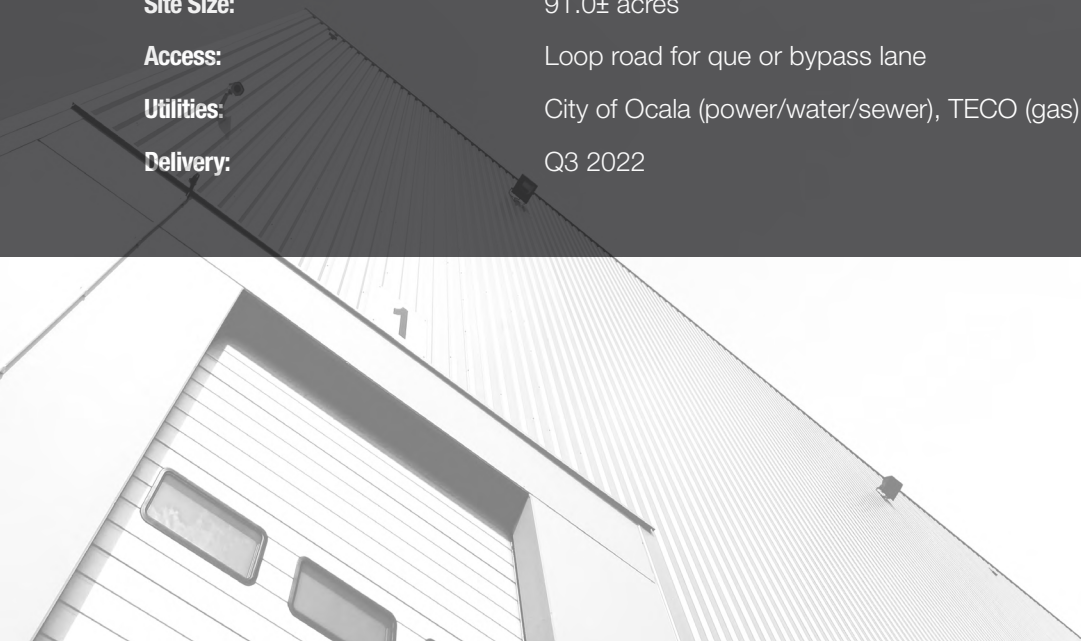




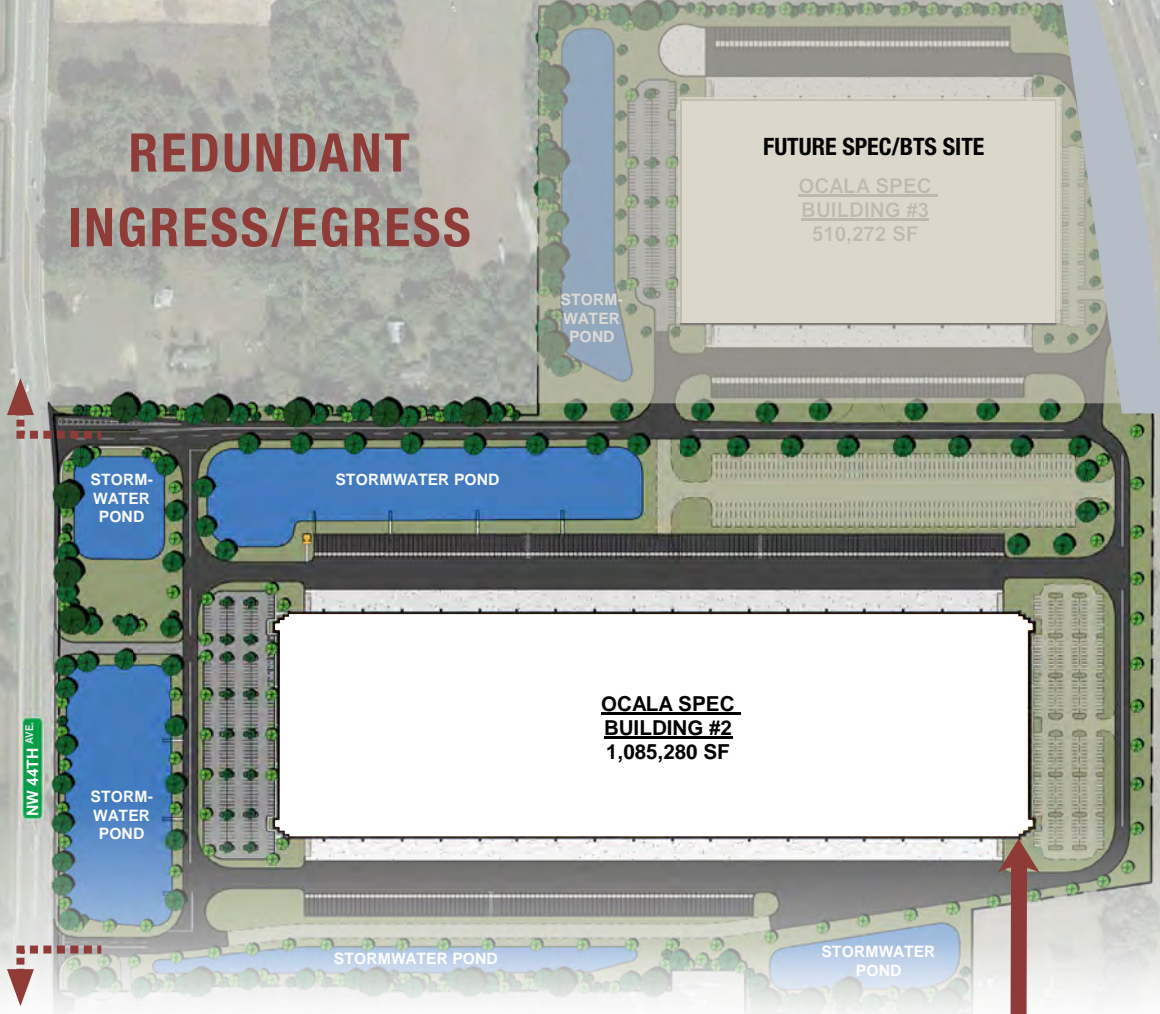
# Key

# Specifications

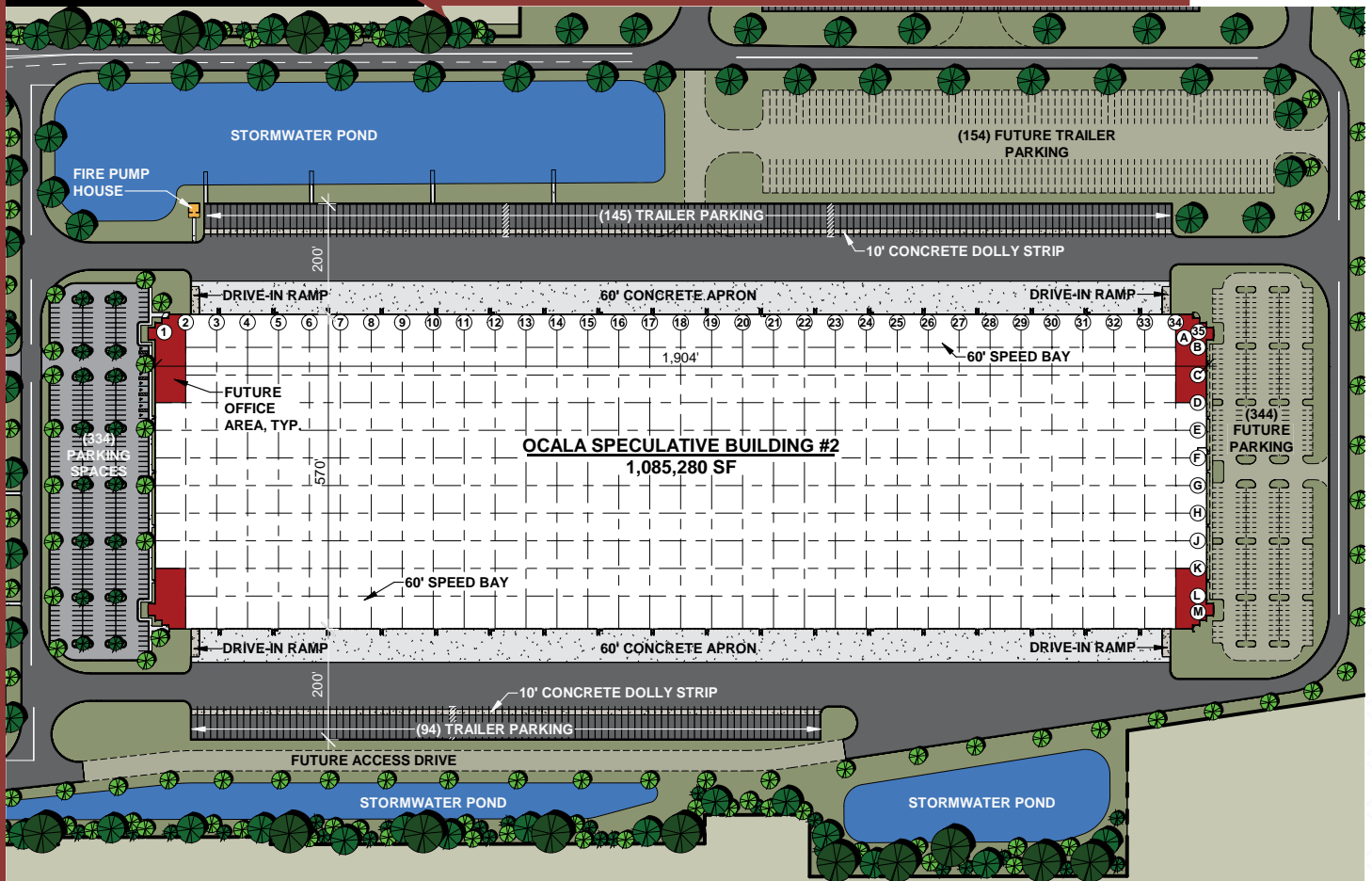
<b>Total square footage:</b>	1,085,280 SF
<b>Building dimensions:</b>	570' width x 1904' length
<b>Clear height:</b>	40' clear minimum first bay
<b>Column spacing:</b>	50' x 56' bays, all painted safety yellow 12' FFE
<b>Speed bay depth:</b>	60' bays at dock walls
<b>Dock high doors:</b>	212 insulated (9' x 10'); with vision panel, wall-mounted Z-Guards and bumpers
<b>Drive-in doors:</b>	4 (12'2" x 14' manual), including wall-mounted Z-Guards
<b>Dock configuration:</b>	Cross dock
<b>Truck court:</b>	200' from edge of building to back of curb, 60' concrete and HD asphalt with 12" high back curbs
<b>Walls:</b>	Tilt-Up concrete ; interior walls painted white to deck
<b>Deck</b>	Shop primed white
<b>Floors:</b>	8" concrete slab
<b>Interior Lighting:</b>	Landlord to provide for showing lights only. Fixtures will be 4' LED 36 K lumen high bay with motion sensor, and factory installed.
<b>Exterior Lighting:</b>	LED Shoe Box lighting to achieve 1.5 FC average (0.5 FC minimum)
<b>Sprinkler System:</b>	ESFR fire protection system
<b>Roof:</b>	45 Mil TPO with R-20 single layer insulation (FM1-90)
<b>Auto parking:</b>	334 spaces base; 344 (graded and storm) future; 678 total
<b>Trailer storage:</b>	239 (12' x 60') base; 154 (graded and storm) future; 393 total
<b>Zoning:</b>	M-1, Light Industrial, Marion County
<b>Site Size:</b>	91.0± acres
<b>Access:</b>	Loop road for que or bypass lane
<b>Utilities:</b>	City of Ocala (power/water/sewer), TECO (gas)
<b>Delivery:</b>	Q3 2022

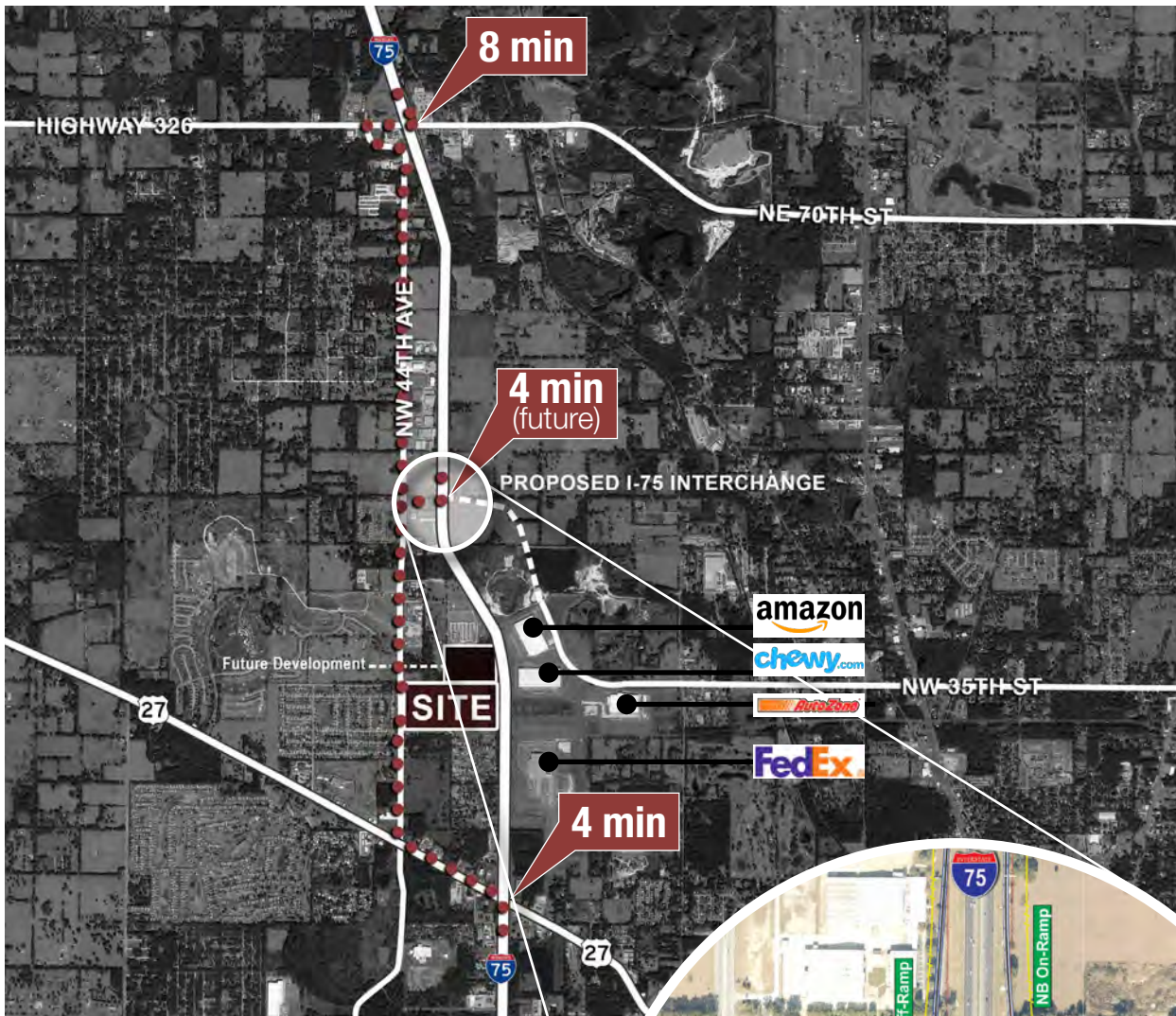


# REDUNDANT INGRESS/EGRESS



## Site Plan Details

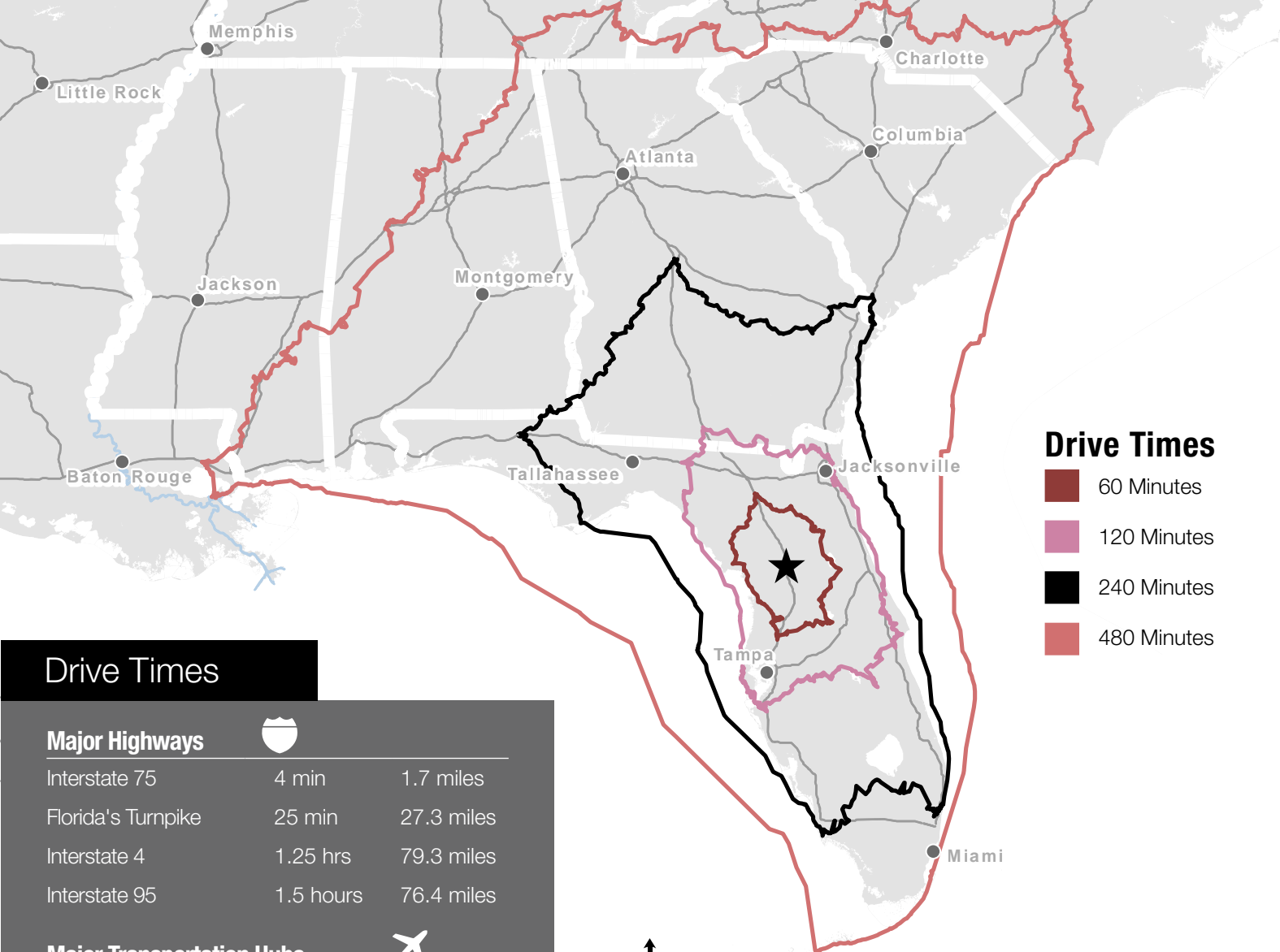




SOURCE: FDOT OCT 2020

# Location Highlights

- 1,085,280 s.f. Class A distribution building
- Approx. 1,350' frontage on Interstate 75
- 74,000 average annual daily traffic on Interstate 75
- Four minutes to Interstate 75
- Less than one mile from FedEx Ground Distribution Center
- Six hours or less to major Southeast US ports
- 46+ million people within an 8-hour drive



### 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 hours	76.4 miles

### Major Transportation Hubs



Ocala International Airport	12 min	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 hours	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

## Key Drive Times & Demographics

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

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