

LEASE

226,800sf-943,000sf Warehouse For Lease

2275 SW HWY 484

Ocala, FL 34473

PRESENTED BY:

BARTOW MCDONALD IV

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	943,000 SF
AVAILABLE SF:	226,800 - 1,485,000 SF
LOT SIZE:	324 Acres
YEAR BUILT:	2023
ZONING:	Industrial
MARKET:	North Central Florida
SUBMARKET:	Ocala
APN:	41200-082-00
VIDEO:	View Here

PROPERTY OVERVIEW

Trailhead Logistics Park is a state-of-the-art industrial development located in Ocala, Florida offering 233,800-943,00sf of warehouse space move in ready June 2023. The park features land entitled for an additional 3 million SF of industrial buildings. This land is available for build to suit or fee simple purchase. The area's robust workforce and ability to reach 34 million consumers within a days drive, make Ocala a strategic location for supply chains between Atlanta and Miami. Trailhead provides immediate access to I-75, highway visibility, and is in close proximity to the Florida Turnpike.

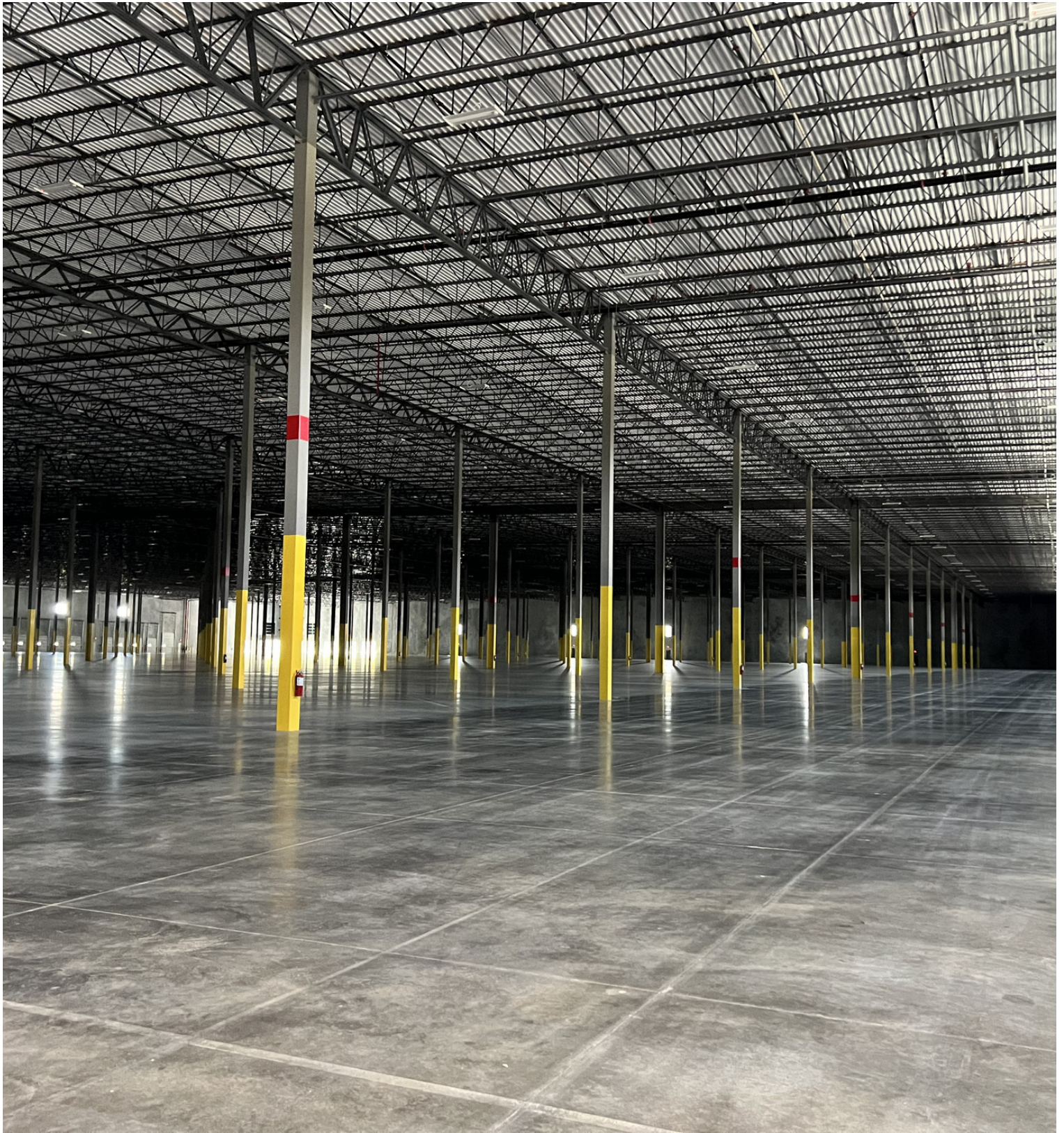
With the robust population growth throughout the state, Trailhead Logistics Park provides a compelling alternative to the I-4 corridor for users seeking to locate regional distribution, and manufacturing facilities within Central Florida. Amazon, Chewy.com, Dollar Tree, Fed Ex, Costco, Associated Grocers, Cheney Bros, McCrane and Autozone operate large distribution centers in Ocala. Co-Listed with Jared Bonshire, David Perez and Taylor Zambito of Cushman & Wakefield.

PROPERTY HIGHLIGHTS

- 226,800-1,485,000sf
- I-75 Frontage
- Robust Workforce
- Located Between Atlanta and Miami

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TRAILHEAD LOGISTICS PARK



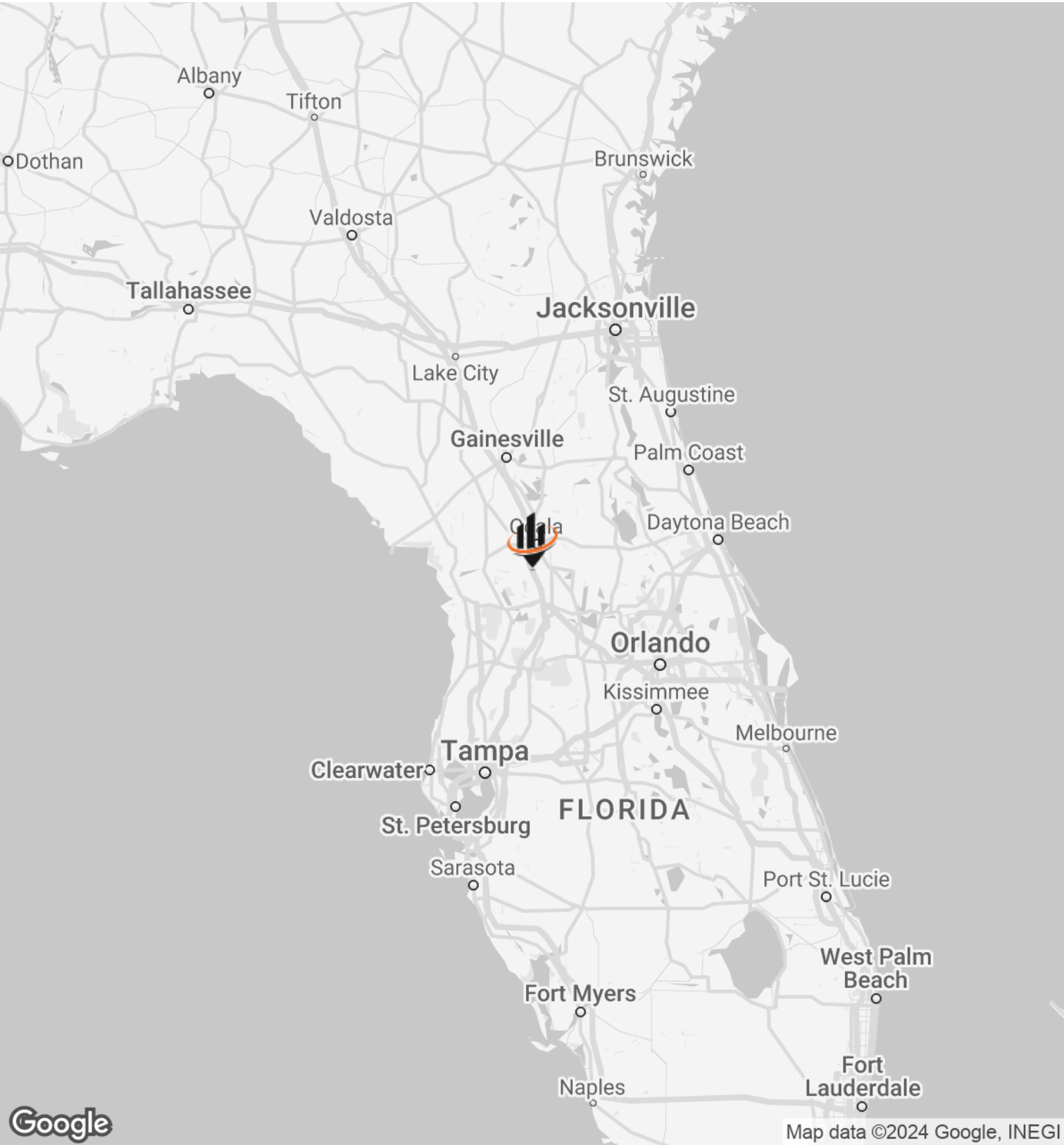
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BUILDING ONE 943,000SF



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LOCATION MAP



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ADVISOR



BARTOW MCDONALD IV

Managing Director

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PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida

Bachelor of Science, University of Florida

SVN | McDonald & Company

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SVN[®] by the numbers

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Offices nationwide

2,000+

Advisors & Staff

\$21.1B

Total value of sales & lease transactions

8

Countries & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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